Residential Land and Housing Survey
1982, December 31

THE CITY OF CALGARY
PLANNING DEPARTMENT

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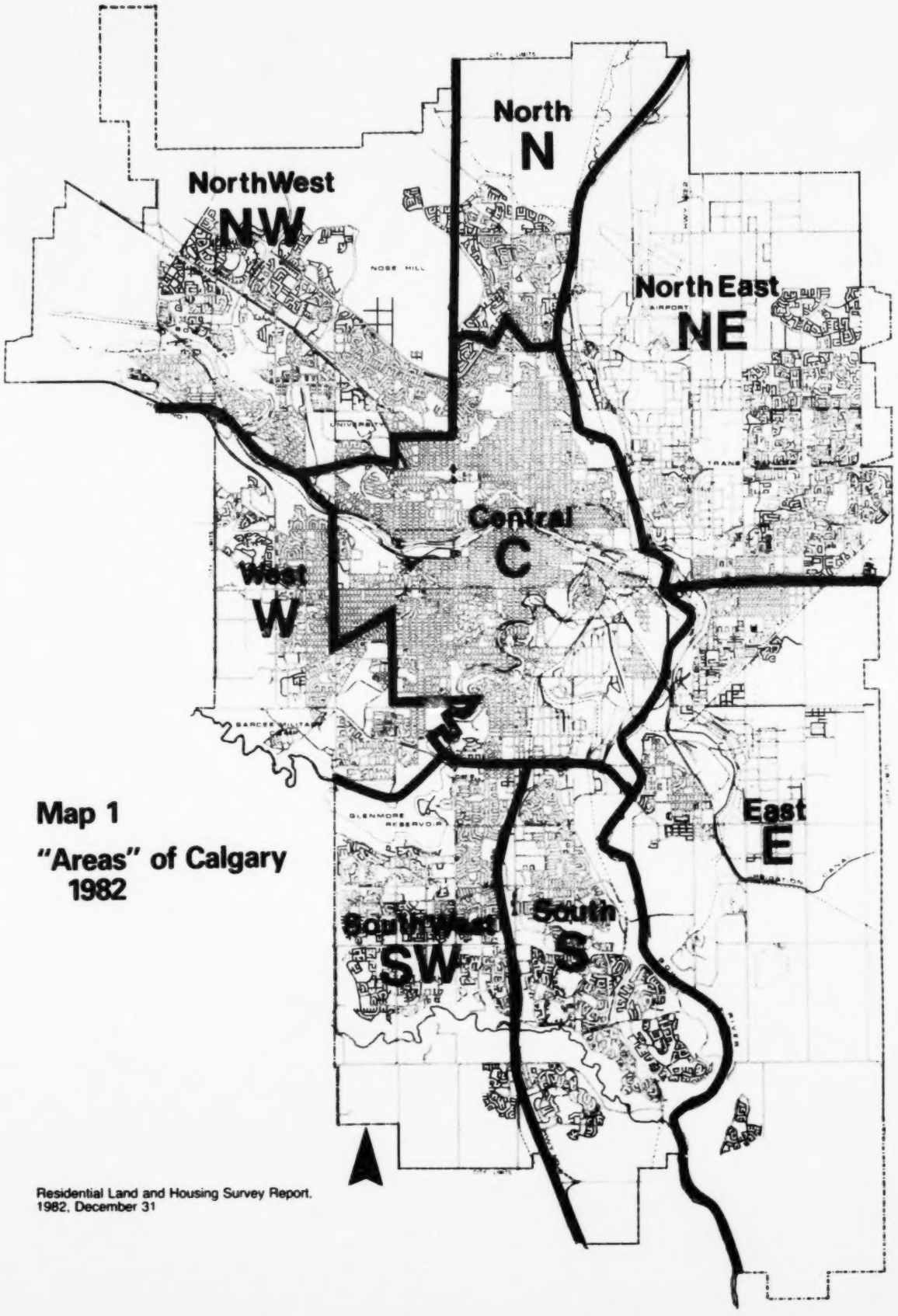
I Introduction

"Residential Land Surveys" for Calgary have been prepared annually by the Planning Department since 1971, December. With the exception of the 1978, January 1 report (which was not released due to the uncertainty over the status of lands approved for annexation to the City) these surveys have been published and made available to the general public. This residential land survey includes the following information:

1. Vacant Land with a Residential Use Potential in the Peripheral Areas, 1983, January 1.
2. Residential Subdivision Plans Registered During 1982.
3. R-1 and R-2 Lots in the planning pipeline as of 1982, December 31.
4. Residential Sites on Which Construction Started in 1982.
5. Vacant Residential Sites Inventory, 1982, December 31.
6. Housing Statistics, 1977-1982.



Map 1

"Areas" of Calgary 1982

Residential Land and Housing Survey Report, 1982, December 31

II Summary

The primary purpose of this report is to present data related to residential land reserves, subdivision activity, absorption and an inventory of residential sites. In addition, statistics are provided to show the production and supply of housing units in Calgary. The forthcoming information reflects Calgary's current economic downturn and its effect on the land developing and housing industry.

A. The inventory of vacant land with residential use potential in the peripheral areas is shown by areas on Table 2. According to this survey, at 1983, January 1, Calgary had 22,168 gross acres of land in residential growth corridors. Of this, 8,774 gross acres were approved for immediate development, while a further 3,988 acres are the subject of the preparation of an area structure plan.

   As far as supply is concerned, the areas already approved for development combined with the areas undergoing planning studies (12,762 acres) represents approximately a 7 year supply (assuming an annual absorption rate of 1,700 to 1,900 gross acres). Finally, the total amount of unsubdivided land with a residential use potential in the City (22,168 acres) represents about a 12 to 13 year supply. This is considerably less than the 30 year supply necessary if an adequate replacement inventory is to be provided for. It should be emphasized that the supply figures referred to relate to the broad land supply picture and to the major factors affecting it. The report does not take into account any minor local factors (e.g. site servicing) which may affect the exact timing of the development of a particular piece of property.

B. During 1982 the registration of plans created residential sites on 437 net acres through the subdivision of 845 gross acres of raw land. The total gross area subdivided in 1982 was 45.3 per cent of the 1,866 acres subdivided in 1981.

   In the low density R-1 and R-2 districts, 3,465 lots were registered in 1982, representing 49.9 percent of the 1981 figure. In the Multi-Dwelling districts, 114 net acres were created, compared to 263 net acres in 1981, a decrease of 56.5 per cent. The Northwest Area had the largest share of new residential subdivisions, providing 235 gross acres or 27.8 per cent of Calgary's total. Second was the Northeast Area with 160 gross acres or 18.9 per cent of the City's total.

C. The number of R-1 and R-2 lots in the planning "pipeline" is continuously monitored by the Land Use Division (Subdivision Section) of the Planning Department. According to the 1982, December statement, at year end 17,007 lots were in the outline plan stage and 7,266 lots in the tentative plan stage, a respective increase of 18.7 per cent and 18.1 per cent over the previous year. More detailed data by Design Brief/Area Structure Plan Areas are shown on Table 7.

D. The residential land absorption has also been measured by the number of sites and net acreage on which residential construction started. The present survey recorded 1,640 starts on R-1 lots covering 191 net acres compared to 4,547 starts on 549 net acres in 1981. In the R-2 category, in 1982, 1,297 starts occurred on 117 net acres as compared to 1,656 starts on 154 net acres in 1981. In total, during 1982, in Calgary, 429 net acres were absorbed by residential building starts, which is 43.9 per cent of the 977 net acres in 1981. Building activity was the busiest in the Northeast Area, where residential construction starts have been recorded on 115 net acres, representing 26.8 per cent of the city total.

E. The 1982, December 31 vacant residential site inventory was 1,375 net acres, virtually the same as the previous year's 1,374 net acres. The combined area of R-1 and R-2 vacant sites increased by 31 acres or 3.1 per cent which was offset by the reduction in the multi-dwelling vacant site areas.

   The largest share, 324 acres or 23.6 per cent of the city's vacant site inventory was found in the Southwest Area, followed by the Northwest, where 322 acres were vacant.

If the number of vacant registered R-1 and R-2 lots and those in tentative and outline plan stages of development (i.e. the total number of lots in the processing pipeline) are totalled, it can be seen that the 1982, December 31 total of 32,683 lots is 16.1 per cent higher than the 1981, December 31 total of 28,154 lots. Using a yearly absorption figure of 5,031 lots (the average number of R-1 and R-2 sites on which residential construction started over the last five years) this represents a five and a half year supply of low density residential lots in the city.

F. The Canada Mortgage and Housing Corporation's statistics show that during 1982, 12,036 dwelling units were completed in Calgary. This was a 5.3 per cent decrease compared to last year's 12,712 completions. The number of dwelling units under construction at 1982, December 31, was 7,153 which is 31.1 per cent less than the preceding year's inventory. It is noteworthy that in the "under construction" category the multi-dwelling unit type decreased by 26.3 per cent, while the single detached and duplex group declined by 42.8 per cent.

The existing housing stock in Calgary is measured annually by the civic census. Table 16 compiles this type of information from 1978 to 1982. The figures reveal that, as of 1982, April, Calgary had 232,709 dwelling units, an increase of 12,104 or 5.5 per cent over the 1981 inventory. The relative increase was largest within the "Rowhousing" category, in which the 1982 figure was 8.4 per cent higher than in 1981. The total number of vacant dwelling units was 8,426 indicating an overall vacancy rate of 3.6 per cent, compared to 3.3 per cent in 1981. The lowest vacancy rate (2.2 per cent) occurred in the "single family" category, while in "other category" 6.5 per cent of the units were vacant. (NOTE: The vacancy rates given here should not be confused with those produced by C.M.H.C. for apartments).

G. In looking at the total residential land supply within the city the following figures are of interest.

Land in registered, vacant residential sites: 1,375 net acres 1.5-1.5 years supply

Land available for immediate development without constraints: 8,774 gross acres 4.5-5.0 years supply

SUBTOTAL 6.0-6.5 years supply

Potential residential land not yet approved for development: 13,394 gross acres 7.0-8.0 years supply

TOTAL 13.0-14.5 years supply

This calculation is based on an annual demand of 1,700-1,900 gross acres for new residential subdivisions, which reflects the absorption rate experienced in recent years. The supply figures represent land area which is estimated for residential use only, after deductions for future major parks, high school sites, freeways, expressways and major commercial developments.

III Method

1. VACANT LAND WITH RESIDENTIAL USE POTENTIAL IN THE PERIPHERAL AREAS OF CALGARY

The information in this report, related to the location and quantity of land within the City limits as of 1983, January 1, is based on records maintained on the City of Calgary's property file[1] and information available in the Area Structure Plans. The land which is referred to as vacant is that shown in the file as having no building assessment and without known commitment to a future public use such as Fish Creek Provincial Park, Nose Hill Park, or the Sarcee Military Reserve, etc. It includes all land within the residential growth corridors which is presently used mainly for agricultural purposes and all country residential subdivisions of more than one acre. The figures given are gross estimates without taking account of land ownership of

1. The "Property File" is a computer record composed of property-related data generated from the operations of civic departments.

physical impediments to development unless they are very major ones. Accordingly, some of the land may, on closer inspection, prove to be unsuitable for residential development. Furthermore, the price at which the land is being marketed, the intentions of the owner with respect to development and a variety of other factors tend to have an effect on whether or not it will be available for development, but these have not been considered at this time. Requirements for future major parks, high school sites, freeways, expressways and major commercial developments are excluded from these estimates.

The data presented in Table 2 does not include vacant land lying within the central part of the city which may be suitable for residential development. The surveyed areas are shown on Map 3.

2. RESIDENTIAL SUBDIVISION PLANS REGISTERED DURING 1982

A list was prepared of those subdivision plans in Calgary that were registered in the Land Titles Office during 1982. From this list, plans for residential subdivision were identified and assembled by design brief/area structure plans and major areas (Map 4). The following information was then retrieved for each residential subdivision from the plans and from the Calgary Property File:

a. Registered residential subdivision plan numbers.
b. Gross subdivision area and total number of registered units.
c. The number and net acreage of residential sites only, by the following land use designation categories:[2]
   - R-1 Single Detached Residential District (including all R-1 + Districts)
   - R-2 Low Density Residential District (including all R-2 + Districts)
   - RM-1 & RM-2 Low Density Multi-Dwelling Districts
   - RM-3 Medium Density Multi-Dwelling District
   - RM-4 Medium Density Multi-Dwelling District (including all RM-4 + Districts)
   - RM-5 Medium Density Multi-Dwelling District
   - All other Residential Districts
d. Total number of acres of residential sites.
e. The number and acreages of reserves.

The "gross subdivision area" consists of the total acreage and total number of sites which were registered or covered by a plan, including residential lots, streets, lanes, reserves, school grounds and non-residential sites. The source of this information is the Alberta Land Surveyor's notation on the plan, while the "residential only" figures were taken from the Property File and refer solely to the residential lots. The number and acreage of reserves were obtained directly from the plans.

3. R-1 AND R-2 LOTS IN THE PLANNING PIPELINE 1982, DECEMBER 31

Information given on Table 7 was taken from the 1982, December "Residential Lot Inventory" of the City of Calgary Planning Department, Land Use Division. In order to keep accurate account of the lots on hand, the subdivision pipeline is reviewed on an ongoing basis throughout all its stages from the Area Structure Plan[3] to the issuance of individual building permits. When an Outline Plan[4] is approved, the number of lots within that plan are counted and remain on record in that category until the subsequent Tentative Plan[5] is approved for the identical area. At that

2. Land use designations have been established by the City of Calgary Land Use By-law #2P80 which superceded the Development Control By-law 8600 as of 1980, March 31. To provide comparable statistics, previous years' data related to land use classifications have been converted into corresponding land use designation.

3. Area Structure Plans (formerly Design Briefs) are prepared to establish City policy for density, the major road network, schools, parks, primary utility constraints and indicate approximate sites for commercial and higher density residential uses. (For precise definition see THE PLANNING ACT, 1977, Section 62.)

4. Outline Plans establish general subdivision design for an area in order to obtain optimum continuity of residential streets, pedestrian ways, utilities and easements.

5. A Tentative Plan is normally based upon an approved Outline Plan and its purpose is to provide a basis for the subsequent survey and preparation of the Plan of Subdivision.

point, the number of lots in the Outline Plan registry will be reduced and the Tentative Plan lot inventory will be increased by the same number. When the final subdivision plan is approved, then the Tentative Plan inventory will be reduced as in the preceding stage. The Planning Department's monthly lots-in-the-planning-pipeline report contains a detailed, accumulative assembly of data by Area Structure Plans or Design Briefs and by land development companies.

4. RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1982

The Property File records the year when any form of construction was first assessed on a lot. This and field survey information were used here by listing the number and the acreage of those residential properties on which construction started in 1982. The data have been tabulated by Transportation Zones[6] (1964) and Land Use Designation categories for both apartments and other residential structures[7].

5. THE VACANT RESIDENTIAL SITES INVENTORY

The information provided in this section was assembled from the City of Calgary Property File and adjusted by field surveys. Parcels named as "Vacant Residential" or "Vacant Apartment"[7] sites according to the Assessment Classification Code system[8] and having no recorded building assessment were retrieved from the computer tape. The printout showed for each vacant parcel:

6. Since the City's Property File has not yet adopted the 1979 Transportation Districts, data in this report are still arranged by the 1964 Transportation districts as shown on Maps 4 and 5.

7. Multi-dwelling structures having four suites or more are classified as "Apartments" while other residential structures are classified in the "Residential" group. In a broader sense, both categories are residential.

8. The Assessment Classification code is a specification of land and building according to ownership (general, tax exempt, City) and type of property. The system was originally designed to serve assessment and taxation purposes.

- the legal description,
- the location address,
- the assessment classification code number,
- the transportation zone number,
- the area of the site, and
- the roll number identifying each property.

Vacant residential sites are shown by Transportation Zones (1964) and summarized as a Calgary total. Through a screening process, numerous properties were discarded from the original list despite having the appropriate assessment classification because of the size, topography, location or other qualities which prohibit their development for residential purposes. The number and acreage of vacant parcels are grouped in the same land use classification categories as they are listed in Chapter 2 above.

The parcels included in the list represent residential parcels which are part of a registered subdivision plan and available for building. It should be noted that this vacant land inventory does not include parcels which are designed for residential-associated uses such as community reserve, school sites, local commercial or recreational lots nor does it include streets, roads, or lanes.

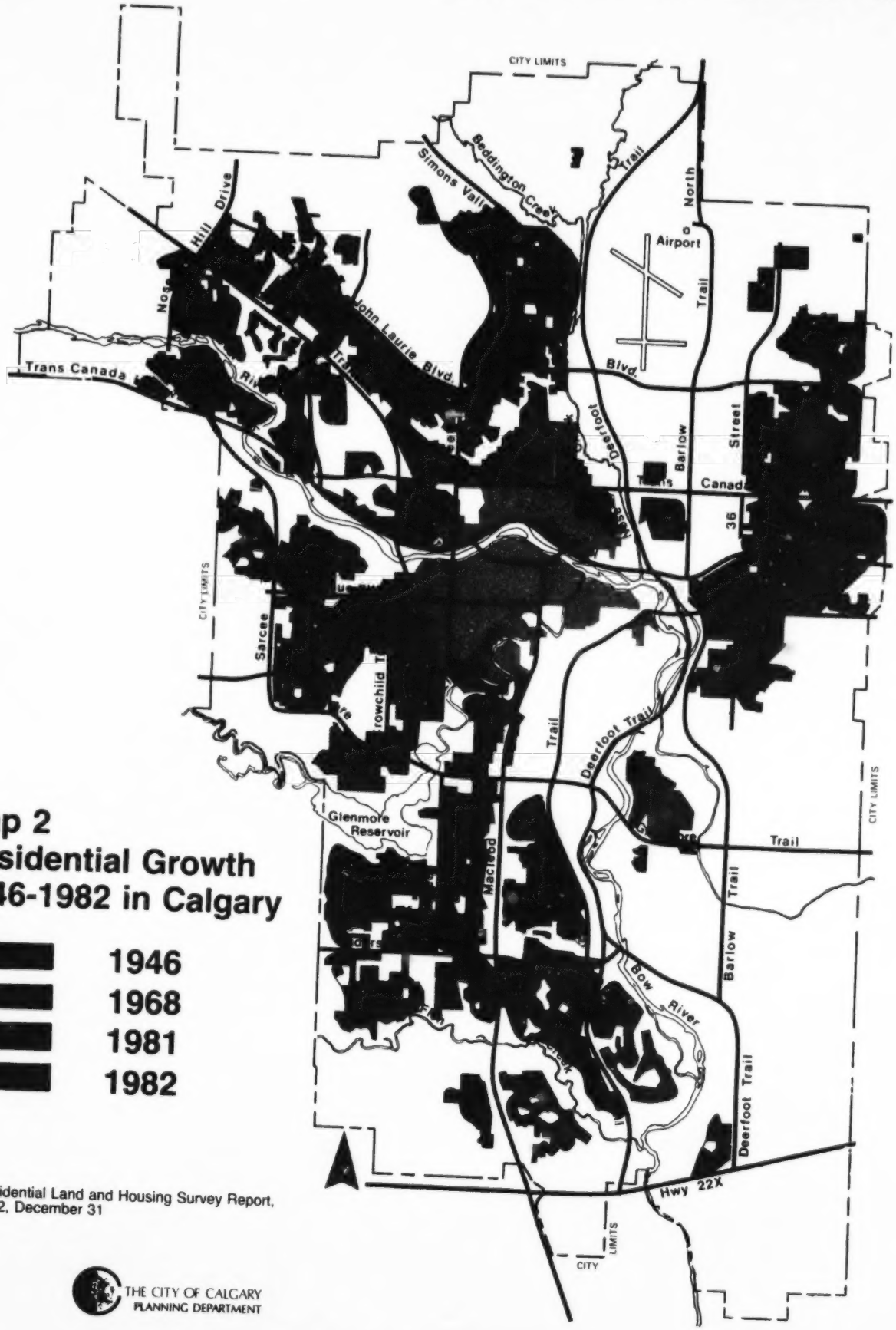
6. HOUSING STATISTICS, CALGARY 1978-1982

Housing statistics are presented in two forms:

a. a record of dwelling production by structure, 1978-1982 (Table 15),

b. an inventory of the existing dwelling supply, vacancy and occupancy rate by structure, 1978-1982 (Table 16).

The annual dwelling unit completion and units under construction have been excerpted from the "Monthly Housing Statistics" and the annual "Canadian Housing Statistics", published by the Canada Mortgage and Housing Corporation. The source of the dwelling units inventory is the Calgary Civic Census.



Map 2
Residential Growth 1946-1982 in Calgary

1946
1968
1981
1982

Residential Land and Housing Survey Report, 1982, December 31

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IV The Survey

1. VACANT LAND WITH RESIDENTIAL USE POTENTIAL IN THE PERIPHERAL AREAS OF CALGARY, 1983, JANUARY 1

Vacant residential land reserves in Calgary have been surveyed every year since 1974. Due to the importance of knowledge about the long term land supply in the City, it was decided that these data should be published regularly as part of the City's annual "Residential Land Survey".

The present land inventory of 1983, January 1 contains 8,774 gross acres of unconstrained, unsubdivided land in Calgary's peripheral areas, available for immediate residential development, as shown on Table 2. Trends in the availability of this kind of land stock are indicated in the following table:

Table 1

RESIDENTIAL LAND RESERVE AVAILABLE FOR IMMEDIATE DEVELOPMENT IN THE PERIPHERAL AREAS 1975-1983

1975, January 1	6,675 gross acres
1976, January 1	7,193 gross acres
1977, June 30	9,194 gross acres
1978, January 1	7,920 gross acres
1979, January 1	7,247 gross acres
1980, January 1	8,918 gross acres
1981, January 1	10,413 gross acres
1982, January 1	9,710 gross acres
1983, January 1	8,774 gross acres

The increase between 1974 and 1975 inventories was mainly caused by the approval of the Strathcona Design Brief, which eliminated the policy constraints in this area. A further increase was recorded in 1976, June, as a result of the following factors:

- constraints in the Northeast and East Areas were eliminated by approval of Design Briefs in these areas;
- restrictions were lifted from part of the Northeast Area previously affected by sour gas wells;
- in the Southwest Area, the transportation limitations that had restricted development in the Livingston area were lifted.

The 1978, January survey indicated a 1,274 acre reduction of the available residential land reserves since 1977, June. This approximated the gross area of those residential plans that were registered during the second half of 1977. The 1979, January 1 inventory of unconstrained land did not show the result of the recent annexation, since no portion of that newly incorporated land had been approved for residential development. The 1980, January 1, available land inventory shows an increase of 1,671 gross acres over 1979 mainly because of the approval of the Riverbend, McKenzie and Midnapore II Area Structure Plans. In 1980 the inventory of land available for immediate development increased by 1,495 gross acres, reaching the record level of 10,413 acres at 1981, January 1. This increase was the result of Council's decision to remove development constraint from "Cell A" of the Crowchild 3 Area Structure Plan, part of the East Scenic Acres Area Structure Plan area and the Barlow Area Structure Plan area. The approval of the Calgary North Area Structure Plan 1 contributed a further 1,363 gross acres to the immediately developable acreage in 1980.

During 1981 the approved and available residential land reserve decreased by 703 acres to 9,710 gross acres. In 1981 only the Chaparral area was annexed to Calgary but no part of that has been approved yet for development.

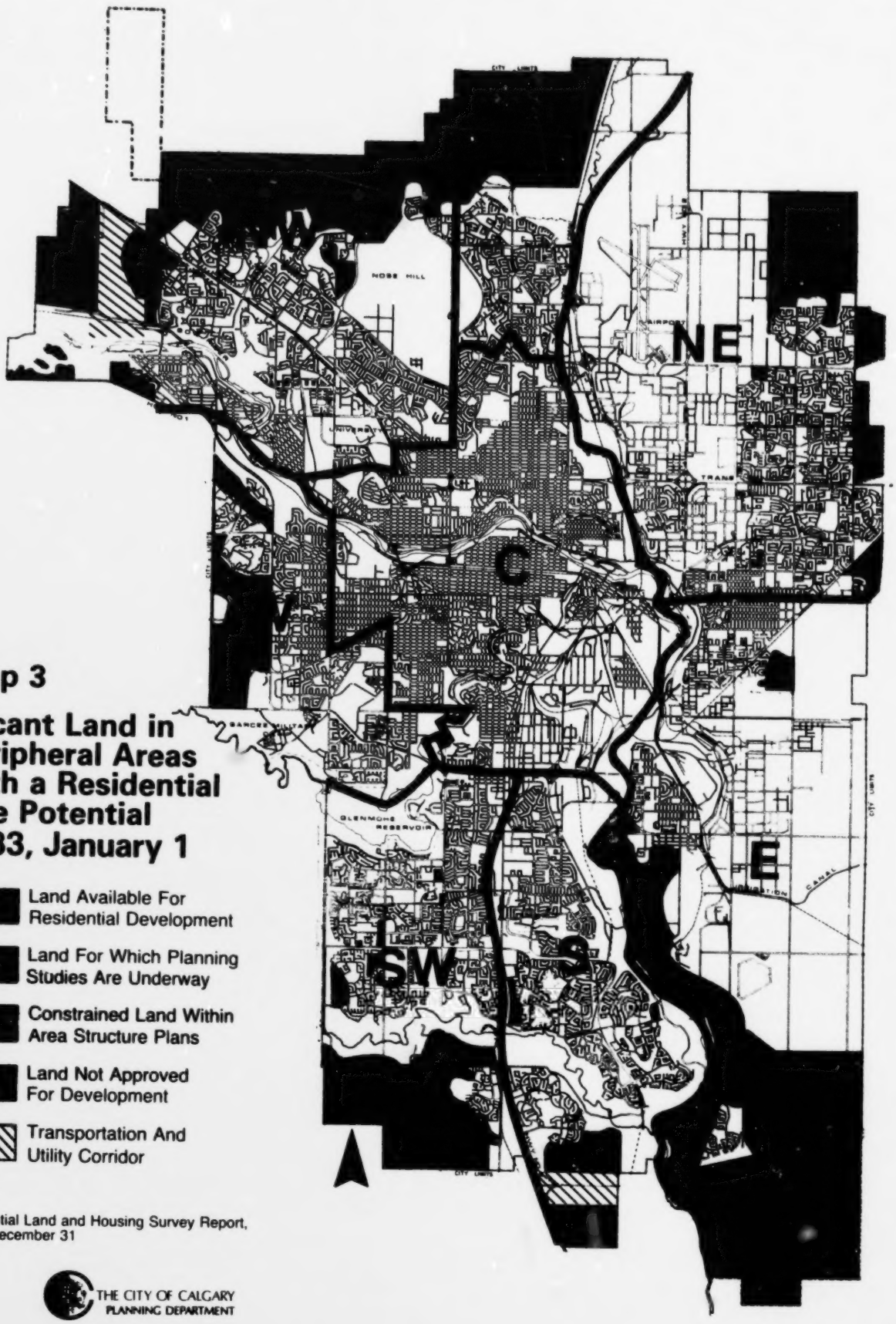
During 1982 the absorbed residential land area was not replaced by additional land approved for immediate development, causing a further decline of inventory in this category.

Table 2 VACANT LAND IN CALGARY'S PERIPHERAL AREAS WITH A RESIDENTIAL USE POTENTIAL
(In Gross Acres)
1983, January 1

SECTOR	TOTAL POTENTIAL RESIDENTIAL LAND[1]	LAND NOT APPROVED FOR DEVELOPMENT	LAND FOR WHICH PLANNING STUDIES ARE UNDERWAY[2]	CONSTRAINED LAND IN A.S.P. OR D.B. AREAS	LAND AVAILABLE FOR IMMEDIATE DEVELOPMENT
NW	5,478	1,116[3]	1,320[4]	1,030[5]	2,012
N	2,166	862[6]	-	-	1,304
NE	2,281	434[7]	1,183[8]	-	664
E	7,387	3,400[9]	1,485[10]	-	2,502
S	954	410[11]	-	-	544
SW	2,723	1,884[12]	-	-	839
W	1,179	270[13]	-	-	909
TOTAL	**22,168**	**8,376**	**3,988**	**1,030**	**8,774**

Note: The delineation of these areas is shown on Map 3.

1. Excludes major environmentally sensitive areas, floodways, land requirements for future major parks, high school sites, freeways, expressways and major commercial developments.
2. It should not be assumed that lands referred to in this column are free of constraints. This will not be determined until each individual study is completed and decisions taken by City Council.
3. Estimated land area for residential use in West Scenic Acres; constrained by transportation limitations.
4. Gross residential area as shown in the proposed Crowchild IV Area Structure Plan.
5. Portions of Cells B & C in Crowchild 3; area constrained by transportation limitations. In 1981 Council reduced the earlier 700 acres restricted area by 150 acres. All of East Scenic Acres A.S.P. except for Cells C and D (transportation limitations).
6. Portions of A.S.P. 2 as shown in the Calgary North Policy Report.
7. 1983, January 1 annexations (Jager: 271 acres, Qualico: 163 acres).
8. The residential area in the proposed Saddleridge A.S.P.; sour gas and transportation constraints.
9. Estimated residential area of the 1983, January 1 "Daon" annexation (lands annexed totalled 4,160 acres).
10. The residential area in the proposed East McKenzie A.S.P.
11. Estimated residential area in Chaparral.
12. Estimated residential land in West Midnapore; constrained by transportation limitations.
13. Special study area in South Strathcona excluding gravel pit and power station site.



Map 3

Vacant Land in Peripheral Areas with a Residential Use Potential 1983, January 1

- Land Available For Residential Development
- Land For Which Planning Studies Are Underway
- Constrained Land Within Area Structure Plans
- Land Not Approved For Development
- Transportation And Utility Corridor

Residential Land and Housing Survey Report, 1982, December 31

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2. RESIDENTIAL SUBDIVISION PLANS REGISTERED IN 1982

During 1982, the gross area of registered residential subdivision plans covered 845 acres, a decrease of 1,021 or 54.7 per cent from 1981. The last five years (1978-1982) average gross land absorption by residential subdivisions is now 1,597 acres. For the same time, the average ratio of net to gross acreage was 56.4. The relevant figures covering the 1978-1982 period are shown on Tables 3 and 4.

Table 3

LAND SUBDIVIDED FOR RESIDENTIAL PURPOSES 1978-1982

	1978	1979	1980	1981	1982
Gross acres of residential subdivision plans	1,514	2,013	1,745	1,866	845
Net acres of residential sites in plans	886	1,162	1,003	1,016	437
Ratio of net to gross acreage	58.5	57.5	57.5	54.5	51.7

The distribution of subdivided lots by land use designation is shown in the following table:

Table 4

NEW REGISTERED RESIDENTIAL LOTS BY LAND USE DESIGNATION 1978-1982

	1978	1979	1980	1981	1982
Lots registered in					
R-1 Districts					
Number	4,023	4,890	4,919	5,273	1,482
Net Acres	495	614	582	619	172
R-2 Districts					
Number	1,092	1,857	1,163	1,666	1,983
Net Acres	127	211	92	135	151
Low Density, RM-1 & RM-2 Multi-Dwelling District					
Number	105	90	15	42	40
Net Acres	27	88	29	56	40
Medium Density RM-3, RM-4 & RM-5 Multi-Dwelling District					
Number	5	1	19	48	36
Net Acres	8	1	26	19	60
Other Residential Districts					
Number	690	874	1,319	513	4
Net Acres	229	248	274	187	14
CALGARY TOTAL	**886**	**1,162**	**1,003**	**1,016**	**437**

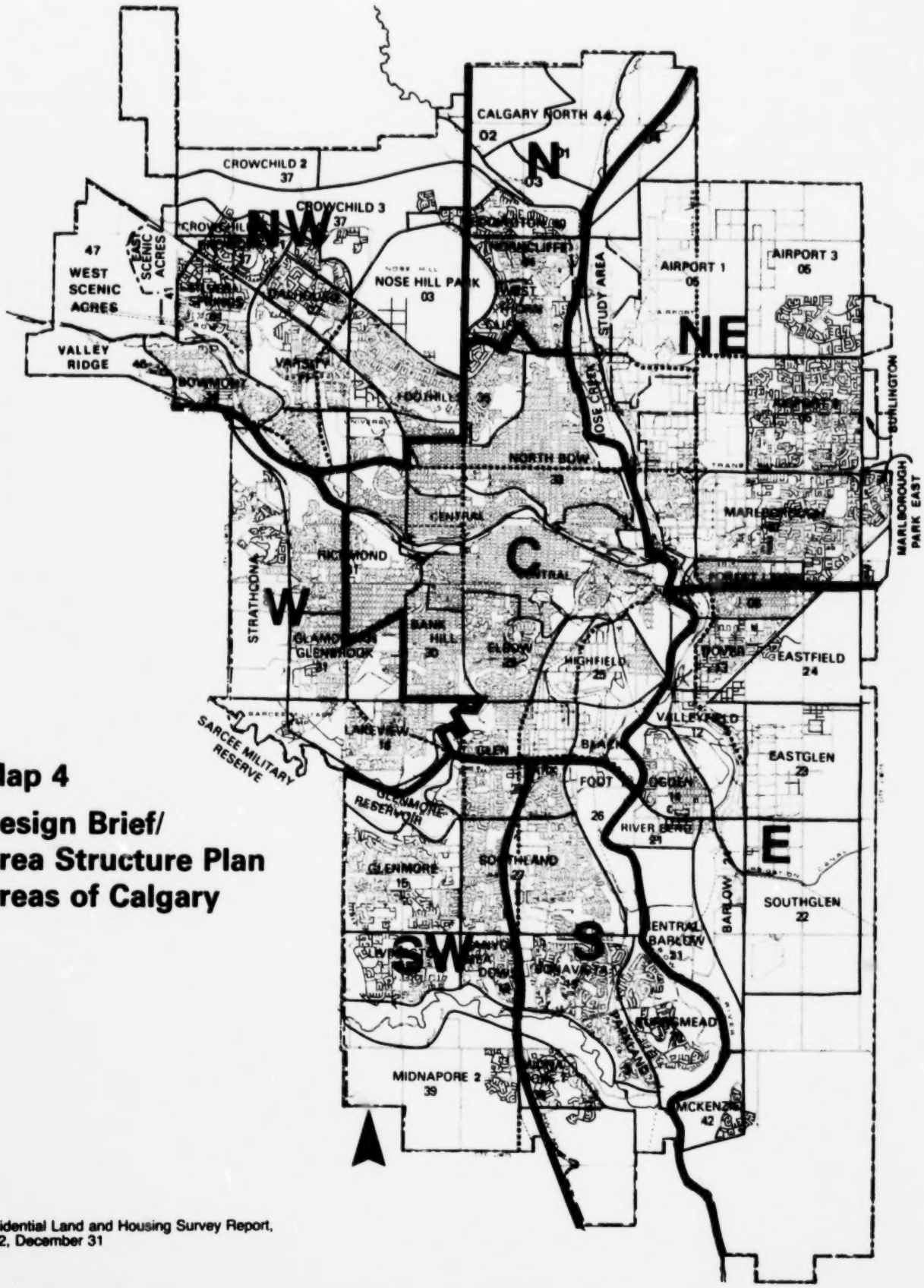
As indicated on Table 5 the total of subdivided area over the five years, 1978-1982, was 7,983 net acres. In this five year period, the largest area, 1,958 acres or 24.5 per cent of the total, was subdivided in the Northeast sector. However, in 1982 the Northwest had the largest share of residential subdivisions with 235 net acres or 27.8 per cent of the year's total.

Table 5

TOTAL GROSS AREA SUBDIVIDED FOR RESIDENTIAL DEVELOPMENT BY AREAS OF THE CITY, 1978-1982

Year		Northwest	North	Northeast	Central	East	West	Southwest	South	City Total
1978	Acres	194	178	547	1	11	144	108	331	1,514
	% of total	12.8	11.8	36.1	0.1	0.7	9.5	7.1	21.9	100.0
1979	Acres	175	394	529	21	1	136	475	282	2,013
	% of total	8.7	19.6	26.3	1.0	0.1	6.7	23.6	14.0	100.0
1980	Acres	203	155	477	---	148	157	243	362	1,745
	% of total	11.6	8.9	27.4	---	8.5	9.0	13.9	20.7	100.0
1981	Acres	383	133	245	44	346	111	578	26	1,866
	% of total	20.5	7.1	13.1	2.4	18.5	6.0	31.0	1.4	100.0
1982	Acres	235	80	160	20	135	48	64	103	845
	% of total	27.8	9.5	18.9	2.3	16.0	5.7	7.6	12.2	100.0
1978-1982	**Acres**	**1,190**	**940**	**1,958**	**86**	**641**	**596**	**1,468**	**1,104**	**7,983**
	% of total	**14.9**	**11.8**	**24.5**	**1.1**	**8.0**	**7.5**	**18.4**	**13.8**	**100.0**

Table 6 presents detailed information about individual subdivision plans by giving the general location, the gross area of the plan and the number and area of the lots created by land use designation. It indicates that 11.7 per cent of the gross area of the subdivided land has been dedicated as municipal reserves, while a further 3.4 per cent has been dedicated as environmental reserve.



Map 4

Design Brief/ Area Structure Plan Areas of Calgary

Residential Land and Housing Survey Report, 1982, December 31

Table 6 CALGARY RESIDENTIAL SUBDIVISION PLANS REGISTERED DURING 1982 BY MAJOR AREA STRUCTURE PLAN DESIGN BRIEF AREAS

Major Area Structure Plan/ Design Brief Areas	Registered Plan No.		Gross Subdivision Area	Residential Sites Only, By Land Use Designation Categories Number of Sites and Net Acreage							Total of Residential Sites	Reserves**	
				R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*		M	E
NORTHWEST AREA													
01 Silver Springs	8210086	No. of Parcels	16	16							16		
		Acres	2.75	2.31							2.31		
	8210833	No. of Parcels	3				1	1	1		3		
		Acres	-				-	-	-		-		
	Total	**No. of Parcels**	19	16			1	1	1		19		
		Acres	2.75	2.31			-	-	-		2.31		
02 Dalhousie	8211326	No. of Parcels	1								-	1	
		Acres	.26								-	.26	
	Total	**No. of Parcels**	1								-	1	
		Acres	.26								-	.26	
11 Varsity	8211221	No. of Parcels	2	2							2		
		Acres	-	-							-		
	Total	**No. of Parcels**	2	2							2		
		Acres	-	-							-		
36 Bowmont	8210263	No. of Parcels	1	1							1		
		Acres		-							-		
	8210443	No. of Parcels	2	2							2		
		Acres	-	-							-		
	8210464	No. of Parcels	1	1							1		
		Acres	-	-							-		
	8210538	No. of Parcels	1	1							1		
		Acres	-	-							-		
	8210588	No. of Parcels	2	1				2			2		
		Acres	0.37					0.34			0.34		
	8210893	No. of Parcels	1	1							1		
		Acres	-	-							-		
	8211045	No. of Parcels	4	4							4		
		Acres	-	-							-		
	8211176	No. of Parcels	1	1							1		
		Acres	-	-							-		
	8211406	No. of Parcels	2	2							2		
		Acres	-	-							-		
	Total	**No. of Parcels**	15	6	3		4	2			15		
		Acres	.37	-	-		-	.34			.34		

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TABLE 6 CONTINUED

Major Area Structure Plan/ Design Brief Areas	Registered Plan No.		Gross Subdivision Area	Residential Sites Only, By Land Use Designation Categories Number of Sites and Net Acreage							Total of Residential Sites	Reserves**	
				R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*		M	E
37 Crowchild Phase 2	8210959	No. of Parcels	3				1			1	2	1	
		Acres	22.89				3.34			9.76	13.10	7.02	
	Total	**No. of Parcels**	3				1			1	2	1	
		Acres	22.89				3.34			9.76	13.10	7.02	
37 Crowchild Phase 3	8210104	No. of Parcels	7					7			7		
		Acres	-					-			-		
	8210182	No. of Parcels	1			1					1		
		Acres	-			-					-		
	8210950	No. of Parcels	49		47			2			49		
		Acres	23.06		5.82			8.53			14.35		
	8211383	No. of Parcels	5		5						5		
		Acres	-		-						-		
	Total	**No. of Parcels**	62		52	1		9			62		
		Acres	23.06		5.82	-		8.53			14.35		
40 Crowchild Phase 3	8210358	No. of Parcels	115	85	28						113	2	
		Acres	22.91	10.15	1.83						11.98	2.25	
	Total	**No. of Parcels**	115	85	28						113	2	
		Acres	22.91	10.15	1.83						11.98	2.25	
41 East Scenic Acres	8210823	No. of Parcels	1									1	
		Acres	3.85									3.85	
	8210866	No. of Parcels	89	89							89		
		Acres	15.15	10.60							10.60		
	8211271	No. of Parcels	13	11						1	12	1	
		Acres	10.53	1.27						3.34	4.61	3.16	
	8211351	No. of Parcels	1					1			1		
		Acres	4.94					4.94			4.94		
	8211775	No. of Parcels	214	69	141	1					211	2	1
		Acres	40.57	6.67	11.08	5.02					22.77	1.09	.41
	Total	**No. of Parcels**	318	169	141	1		1		1	313	4	1
		Acres	75.04	18.54	11.08	5.02		4.94		3.34	42.92	8.10	.41
46 Valley Ridge	8211023	No. of Parcels	177	159		2	2	1			164	3	5
		Acres	87.68	17.02		9.20	7.46	3.75			37.43	6.83	18.85
	Total	**No. of Parcels**	177	159		2	2	1			164	3	5
		Acres	87.68	17.02		9.20	7.46	3.75			37.43	6.83	18.85
TOTAL NORTHWEST AREA		**No. of Parcels**	712	437	224	4	8	14	1	2	690	11	6
		Acres	234.96	48.02	18.73	14.22	10.80	17.56	-	13.10	122.43	24.46	19.25

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NORTH AREA													
40 Beddington	8210294	No. of Parcels	9		9						9		
		Acres	-		-						-		
	8210358	No. of Parcels	184	167	14						181	3	
		Acres	42.57	17.73	.89						18.62	9.67	
	8210718	No. of Parcels	9		9						9		
		Acres	-		-						-		
	8211084	No. of Parcels	1		1						1		
		Acres	-		-						-		
	8211086	No. of Parcels	1							1	1		
		Acres	-							-	-		
	8211309	No. of Parcels	53	52							52		
		Acres	16.25	7.15							7.15		
	Total	**No. of Parcels**	257	219	33					1	253	3	
		Acres	58.22	24.88	.89					-	25.77	9.67	
44 Calgary North	8211302	No. of Parcels	70	67		1					68	1	
		Acres	21.37	8.39		3.81					12.20	.69	
	Total	**No. of Parcels**	70	67		1					68	1	
		Acres	21.37	8.39		3.81					12.20	.69	
TOTAL NORTH AREA		**No. of Parcels**	327	286	33	1				1	321	4	
		Acres	80.19	33.27	.89	3.81				-	37.97	10.36	
NORTHEAST AREA													
05 Airport/ Phase 2	8210278	No. of Parcels	242	67	173						240	1	
		Acres	31.73	6.25	12.70						18.95	.45	
	Total	**No. of Parcels**	242	67	173						240	1	
		Acres	31.73	6.25	12.70						18.95	.45	
05 Airport/ Phase 3	8210216	No. of Parcels	1		1						1		
		Acres	-		-						-		
	8210305	No. of Parcels	2		2						2		
		Acres	-		-						-		
	8210414	No. of Parcels	146	36	109						145	1	
		Acres	23.35	3.44	8.19						11.63	.55	
	8210534	No. of Parcels	3					1			1	2	
		Acres	4.58					2.14			2.14	1.64	
	8210840	No. of Parcels	24			24					24		
		Acres	-			-					-		

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				R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*		M	E
	8210926	No. of Parcels	13			13					13		
		Acres	-			-					-		
	8210961	No. of Parcels	261	19	239						258	1	
		Acres	37.14	1.72	17.62						19.34	.49	
	8211088	No. of Parcels	146		145						145		
		Acres	19.93		10.08						10.08		
	8211473	No. of Parcels	147		146						146	1	
		Acres	25.19		10.33						10.33	279	
	8211475	No. of Parcels	119		117						117	1	
		Acres	15.35		8.63						8.63	.54	
	8211488	No. of Parcels	3		3						3		
		Acres	-		-						-		
	8211489	No. of Parcels	1		1						1		
		Acres	-		-						-		
	8211514	No. of Parcels	18	15	3						18		
		Acres	2.40	1.46	.23						1.69		
	Total	**No. of Parcels**	884	70	779	24		1			874	6	
		Acres	127.94	6.62	55.08	-		2.14			63.84	6.01	
07 Marlborough	8210475	No. of Parcels	1		1						1		
		Acres	-		-						-		
	8211538	No. of Parcels	6		6						6		
		Acres	-		-						-		
	Total	**No. of Parcels**	7		7						7		
		Acres	-		-						-		
45 Applewood	8210456	No. of Parcels	11	5	6						11		
		Acres	-	-	-						-		
	Total	**No. of Parcels**	11	5	6						11		
		Acres	-	-	-						-		
TOTAL NORTHEAST AREA		**No. of Parcels**	1,144	142	965	24		1			1,132	7	
		Acres	159.67	12.87	67.78	-		2.14			82.79	6.46	
CENTRAL AREA													
31 Richmond	8210145	No. of Parcels	2		2						2		
		Acres	-		-						-		
	8211120	No. of Parcels	2									1	1
		Acres	4.13									.98	3.15
	Total	**No. of Parcels**	4		2						2		
		Acres	4.13		-						-		

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				R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*		M	E
33 North Bow	8210516	No. of Parcels	1		1						1		
		Acres	-		-						-		
	8210654	No. of Parcels	7		7						7		
		Acres	-		-						-		
	8211093	No. of Parcels	1		1						1		
		Acres	-		-						-		
	Total	**No. of Parcels**	9		9						9		
		Acres	-		-						-		
50 Inner City	8210096	No. of Parcels	4								-	4	
		Acres	5.38								-	5.38	
	8211041	No. of Parcels	2		2						2		
		Acres	-		-						-		
	8211365	No. of Parcels	1		1						1		
		Acres	-		-						-		
	8211450	No. of Parcels	5			2					2	2	1
		Acres	6.35			3.57					3.57	1.90	.54
	8211533	No. of Parcels	5								-	3	1
		Acres	3.09								-	.35	2.56
	8211712	No. of Parcels	2			2					2		
		Acres	1.62			1.32					1.32		
	Total	**No. of Parcels**	19		3	4					7	9	2
		Acres	16.44		-	4.89					4.89	7.63	3.10
TOTAL CENTRAL AREA		**No. of Parcels**	32		14	4					18	10	3
		Acres	20.57		-	4.89					4.89	8.61	6.25
EAST AREA													
14 Ogden	8211227	No. of Parcels	3		1						1	1	1
		Acres	2.94		.76						.76	.56	1.26
	Total	**No. of Parcels**	3		1						1	1	1
		Acres	2.94		.76						.76	.56	1.26
21 Riverbend	8210447	No. of Parcels	117	68	48						116	1	
		Acres	20.95	7.04	5.03						12.07	.49	
	8210946	No. of Parcels	18		18						18		
		Acres	-		-						-		
	8210997	No. of Parcels	105		104						104	1	
		Acres	13.08		7.46						7.46	2.13	
	8210999	No. of Parcels	59		59						59		
		Acres	6.45		4.55						4.55		

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Major Area Structure Plan/ Design Brief Areas	Registered Plan No.		Gross Subdivision Area	Residential Sites Only, By Land Use Designation Categories Number of Sites and Net Acreage							Total of Residential Sites	Reserves**	
				R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*		M	E
	8211737	No. of Parcels	2		2						2		
		Acres	1.93		1.93						1.93		
	Total	**No. of Parcels**	301	68	231						299	2	
		Acres	42.41	7.04	18.97						26.01	2.62	
24 Eastfield	8210617	No. of Parcels	162		159	1					160	1	
		Acres	33.52		12.91	3.98					16.89	7.99	
	8211700	No. of Parcels	2		2						2		
		Acres	-		-						-		
	Total	**No. of Parcels**	164		161	1					162		
		Acres	33.52		12.91	3.98					16.89		
42 McKenzie	8210011	No. of Parcels	6		6						6		
		Acres	-		-						-		
	8210650	No. of Parcels	3		3						3		
		Acres	-		-						-		
	8211192	No. of Parcels	257	232	22			1			255	2	
		Acres	55.74	30.91	2.77			2.80			36.48	1.10	
	Total	**No. of Parcels**	266	232	31			1			264	2	
		Acres	55.74	30.92	2.77			2.80			36.48	1.10	
TOTAL EAST AREA		**No. of Parcels**	734	300	424	1		1			727	5	1
		Acres	134.61	37.95	35.41	3.98		2.80			80.14	4.28	1.26
WEST AREA													
09 Strathcona	8210072	No. of Parcels	3	3							3		
		Acres	-	-							-		
	8210501	No. of Parcels	13		13						13		
		Acres	-		-						-		
	8210584	No. of Parcels	2	1							13		
		Acres	2.98	.23							.23	2.75	
	8210681	No. of Parcels	3					1		1	2		1
		Acres	11.13					6.89		1.07	7.96		2.16
	8211345	No. of Parcels	81	81							81		
		Acres	13.09	9.99							9.99		
	8211727	No. of Parcels	2					2			2		
		Acres	-					-			-		
	Total	**No. of Parcels**	104	85	13			3		1	102	1	1
		Acres	27.20	10.22	-			6.89		1.07	18.18	3.75	2.16

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				R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*		M	E
11 Richmond	8211523	No. of Parcels	9			3		3			6	3	
		Acres	20.80			5.77		7.21			12.98	2.82	
	Total	**No. of Parcels**	9			3		3			6	3	
		Acres	20.80			5.77		7.21			12.98	2.82	
TOTAL WEST AREA		**No. of Parcels**	113	85	13	3		6		1	108	4	1
		Acres	48.00	10.22	-	5.77		14.10		1.07	31.16	5.57	2.16
SOUTHWEST AREA													
15 Glenmore	8210069	No. of Parcels	21	21							21		
		Acres	6.20	4.11							4.11		
	8210328	No. of Parcels	1		1						1		
		Acres	-		-						-		
	8210777	No. of Parcels	3	3							3		
		Acres	.55	.55							.55		
	8211196	No. of Parcels	1		1						1		
		Acres	-		-						-		
	8211264	No. of Parcels	4	4							4		
		Acres	-	-							-		
	8211433	No. of Parcels	4		4						4		
		Acres	-		-						-		
	Total	**No. of Parcels**	34	28	6						34		
		Acres	6.75	4.66	-						4.66		
17 Livingstone	8211240	No. of Parcels	2					2			2		
		Acres	-					-			-		
	8211243	No. of Parcels	14	14							14		
		Acres	1.93	1.93							1.93		
	Total	**No. of Parcels**	16	14				2			16		
		Acres	1.93	1.93				-			1.93		
18 Canyon Meadows	8210579	No. of Parcels	29	29							29		
		Acres	6.40	4.37							4.37		
	Total	**No. of Parcels**	29	29							29		
		Acres	6.40	4.37							4.37		
39 Midnapore Phase 2	8210174	No. of Parcels	109	27	80			1			108	1	
		Acres	21.14	2.89	6.75			3.56			13.20	3.76	
	8210805	No. of Parcels	94		88						88	1	
		Acres	25.08		8.86						8.86	.49	
	8210952	No. of Parcels	1			1					1		
		Acres	2.74			2.74					2.74		
	8211011	No. of Parcels	15	15							15		
		Acres	-	-							-		

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				R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*		M	E
	Total	**No. of Parcels**	219	42	168	1		1			212	2	
		Acres	48.96	2.89	15.61	2.74		3.56			24.80	4.25	
TOTAL SOUTHWEST AREA		**No. of Parcels**	298	113	174	1		3			291	2	
		Acres	64.04	13.85	15.61	2.74		3.56			35.76	4.25	
SOUTH AREA													
19 Bonavista	8210207	No. of Parcels	1								-	1	
		Acres	3.59								-	3.59	
	Total	**No. of Parcels**	1								-	1	
		Acres	3.59								-	3.59	
20 Burnsmead	8210009	No. of Parcels	2		2						2		
		Acres	-		-						-		
	8210186	No. of Parcels	1		1						1		
		Acres	-		-						-		
	8211219	No. of Parcels	6	1	2	2					5	1	
		Acres	9.39	1.71	1.83	4.59					8.13	1.26	
	Total	**No. of Parcels**	9	1	5	2					8	1	
		Acres	9.39	1.71	1.83	4.59					8.13	1.26	
39 Midnapore/	8210056	No. of Parcels	1								-	1	
		Acres	20.00								-	20.00	
	8210219	No. of Parcels	1					1			1		
		Acres	4.35					4.35			4.35		
	8210623	No. of Parcels	95	94							94	1	
		Acres	23.67	11.93							11.93	.17	
	8210791	No. of Parcels	111		109			1			110	1	
		Acres	27.82		10.11			4.73			14.84	.50	
	8211250	No. of Parcels	1								-	1	
		Acres	9.19								-	9.19	
	8211322	No. of Parcels	24	24							24		
		Acres	4.84	2.53							2.53		
	8211384	No. of Parcels	22		22						22		
		Acres	-		-						-		
	Total	**No. of Parcels**	255	118	131			2			251	4	
		Acres	89.87	14.46	10.11			9.08			33.65	29.86	
TOTAL SOUTH AREA		**No. of Parcels**	265	119	136	2		2			259	6	
		Acres	102.85	17.17	11.94	4.59		9.08			41.78	34.71	
CALGARY TOTAL		**No. of Parcels**	3,625	1,482	1,983	40	8	49.24	1	4	3,545	49	11
		Acres	844.89	172.35	150.36	40.00	10.80	27	-	14.17	436.92	98.70	28.95

* Other Includes:
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District

** Reserve Includes:
M Municipal and School Reserve
E Environmental Reserve

3. R-1 AND R-2 LOTS IN THE PLANNING PIPELINE, 1982, DECEMBER 31

The supply of approved residential sites in the near future depends on the quantity and stage of advancement of those lots that are in the planning process. Table 7 compiles information about the 1982, December 31 status of those lots in "Outline" and in "Tentative" plan stages. The tabulation has been done by major areas and Design Brief/Area Structure Plan areas. Comparison of the Calgary total figures in the last two years is as follows:

	1981, Dec. 31	1982, Dec. 31
Number of Lots in Outline Plans	14,331	17,007
Number of Lots in Tentative Plans	6,154	7,266

These statistics indicate that the number of R-1 and R-2 lots in the more advanced Tentative Plan stage increased in 1982 by 1,112 or 18.1 per cent. The total number of R-1 and R-2 lots in the tentative and outline plan parts of the processing "pipeline" increased by 3,788 or 18.5 per cent.

Table 7

R-1 AND R-2 LOTS IN PLANNING STAGE AT 1982, DECEMBER 31

MAJOR AREAS AND DESIGN BRIEF/AREA STRUCTURE PLAN	NO. OF LOTS IN OUTLINE PLAN STAGE	NO. OF LOTS IN TENTATIVE PLAN STAGE
NORTHWEST AREA:		
Bowmont	213	0
Crowchild & Dalhousie	3,322	604
Greenbriar	3	286
Scenic Acres	92	102
Silver Springs	85	35
Varsity	0	2
Total	**3,715**	**1,029**
NORTH AREA:		
Beddington	369	0
Thorncliffe	1,295	451
Calgary North	138	3
Total	**1,802**	**454**
NORTHEAST AREA:		
Airport	1,109	2,636
Marlborough	24	96
Applewood	59	139
Burlington	1,238	0
Total	**2,430**	**2,871**
CENTRAL AREA:		
North Bow	20	0
Total	**20**	**0**
EAST AREA:		
Barlow	1,776	0
Dover	57	35
Ogden	53	13
Eastfield	291	24
McKenzie	88	648
Riverbend	3,457	341
Total	**5,722**	**1,061**
WEST AREA:		
Glamorgan/Glenbrook	99	3
Strathcona	826	502
Total	**925**	**505**
SOUTHWEST AREA:		
Canyon Meadows	52	16
Glenmore	48	69
Livingston	114	0
Total	**214**	**85**
SOUTH AREA:		
Bonavista	128	0
Burnsmead	63	609
Midnapore	1,988	652
Total	**2,179**	**1,261**
CALGARY TOTAL:	**17,007**	**7,266**

4. RESIDENTIAL SITES UPON WHICH CONSTRUCTION STARTED IN 1982

This section contains data indicating residential site absorption by Areas, Transportation Zones and Residential Land Use Designation for Calgary. The main source of information is the City's Property File, which records the year when construction began (building first assessed) on each property in the City. To put these statistics in perspective the following table compared data in similar categories for the past five years.

According to residential construction statistics presented on Table 8 during 1982, building activity decreased on all types of sites. The number of starts on R-1 lots was 63.9 per cent lower than in 1981, while the total area on which residential construction started in 1982 was 56.1 per cent lower than in the preceding year.

The distribution on building activity between 1978 and 1982 by area is presented in the following Tables 9 and 10.

In 1982, as in all years since 1974, the Northeast Area had the largest share of the total residential building activity. Twenty-seven per cent of all the land on which construction started in 1982 is located in the Northeast and 32.4 per cent of the low density residential land was absorbed in the same area.

Table 11 provides detailed information about the location of construction sites by Transportation Zones, land use types and major areas of the city.

Table 8

NUMBER OF SITES AND ACREAGE ON WHICH RESIDENTIAL CONSTRUCTION STARTED, 1978-1982

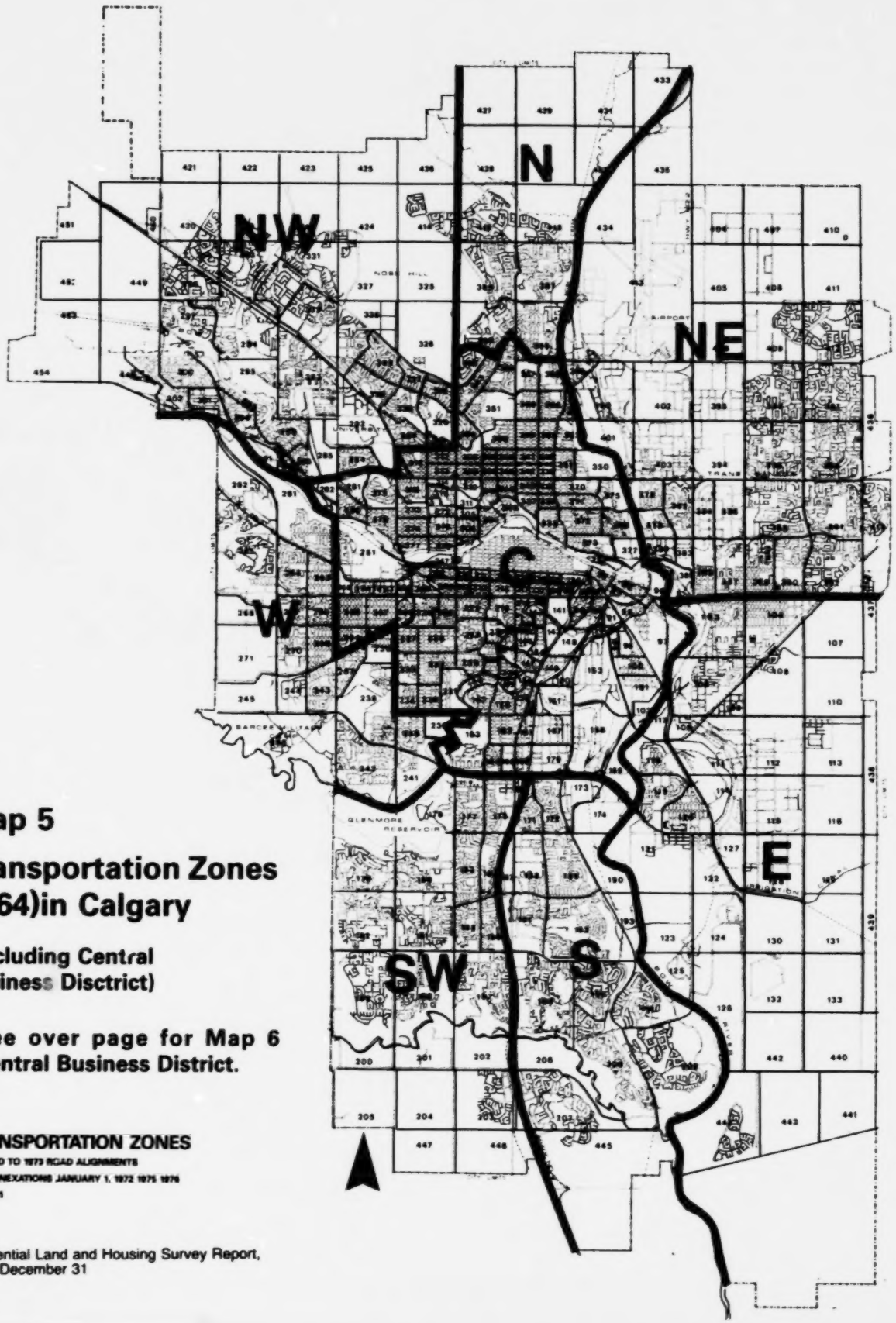
Construction Started In:	1978	1979	1980	1981	1982
R-1 Districts					
Number of Sites	3,718	3,446	3.681	4,547	1,640
Net Acres	473	456	468	549	191
R-2 Districts					
Number of Sites	1,667	2,042	1,464	1,656	1,297
Net Acres	202	225	157	154	117
RM-1, RM-2 & RM-3 Low Density Multi-Dwelling District					
Number of Sites	194	104	21	11	14
Net Acres	90	44	14	24	29
RM-4 & RM-5 Medium Density Multi-Dwelling District					
Number of Sites	57	32	30	111	70
Net Acres	29	9	28	47	84
Other Residential Districts					
Number of Sites	927	814	882	1,027	3
Net Acres	221	181	198	203	8
CALGARY TOTAL Net Acres	**1,015**	**915**	**865**	**977**	**429**

Table 9 RESIDENTIAL CONSTRUCTION ACTIVITY BY AREA (IN NET ACRES), 1978-1982

Year	Acres	Northwest	North	Northeast	Central	East	West	Southwest	South	City Total
1978	Acres	165	56	362	64	27	51	143	147	1,015
	%	16.3	5.5	35.6	6.3	2.7	5.0	14.1	14.5	100
1979	Acres	191	94	266	54	21	79	88	131	915
	%	20.9	10.3	29.1	4.9	2.3	8.6	9.6	14.3	100
1980	Acres	170	84	225	33	26	76	146	105	865
	%	19.7	9.7	26.0	3.8	3.0	8.8	16.9	12.1	100
1981	Acres	145	74	244	36	67	69	216	126	977
	%	14.8	7.6	25.0	3.7	6.9	7.1	22.1	12.8	100
1982	Acres	62	37	115	27	47	29	63	49	429
	%	14.5	8.6	26.8	6.3	11.0	6.7	14.7	11.4	100

Table 10 LOW DENSITY RESIDENTIAL CONSTRUCTION ACTIVITY, 1978-1982

Year		Northwest	North	Northeast	Central	East	West	Southwest	South	City Total
1978	No. of R-1 & R-2 Sites built up	669	408	2,125	138	71	213	891	870	5,385
	%	12.4	7.6	39.5	2.6	1.3	3.9	16.5	16.2	100
	Net acres built up	101	47.4	248.3	17.8	7.5	27.9	110.4	115.3	675.6
	%	15.0	7.0	36.8	2.6	1.1	4.1	16.3	17.1	100
1979	No. of R-1 & R-2 Sites built up	1,026	662	1,876	158	87	343	539	797	5,488
	%	18.7	12.1	34.2	2.9	1.6	6.2	9.8	14.5	100
	Net acres built up	135.4	75.1	213.7	18.9	10.9	44.7	73.2	109.1	681
	%	19.9	11.0	31.4	2.8	1.6	6.6	10.7	16.0	100
1980	No. of R-1 & R-2 Sites built up	1,088	557	1,630	113	103	219	807	628	5,145
	%	21.1	10.8	31.7	2.2	2.0	4.3	15.7	12.2	100
	Net acres built up	136.8	63.4	184.8	12.2	13.5	28.2	108.7	77.5	625.1
	%	21.9	10.1	29.6	1.9	2.2	4.5	17.4	12.4	100
1981	No. of R-1 & R-2 Sites built up	1,013	472	1,982	136	419	327	1,284	570	6,203
	%	16.3	7.6	32.0	2.2	6.8	5.3	20.7	9.1	100
	Net acres built up	124.6	54.6	204.6	15.1	35.7	40.8	153.7	73.8	702.9
	%	17.7	7.8	29.1	2.2	5.1	5.8	21.9	10.4	100
1982	No. of R-1 & R-2 Sites built up	416	224	983	103	437	93	411	270	2,937
	%	14.2	7.6	33.4	3.5	14.9	3.2	14.0	9.2	100
	Net acres built up	49	24	100	13	39	12	43	29	309
	%	15.8	7.8	32.4	4.2	12.6	3.9	13.9	9.4	100



Map 5

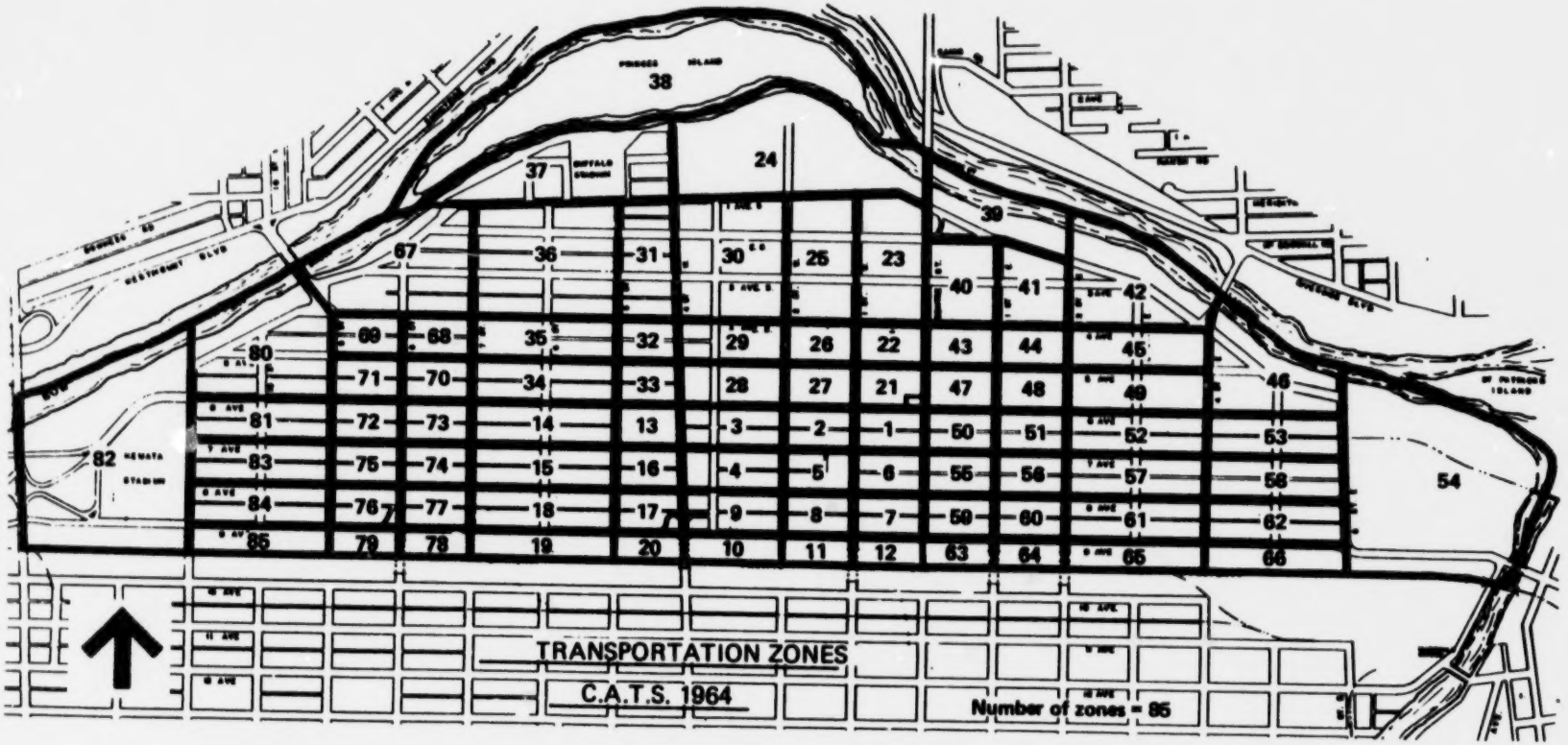
Transportation Zones (1964)in Calgary

(Excluding Central Business Disctrict)

***See over page for Map 6 Central Business District.**

1964
TRANSPORTATION ZONES
UPDATED TO 1973 ROAD ALIGNMENTS
AND ANNEXATIONS JANUARY 1, 1972 1975 1976
1979 1981

Residential Land and Housing Survey Report, 1982, December 31



Map 6

Transportation Zones 1964, Central Business District, In Calgary

Residential Land and Housing Survey Report, 1982, December 31

Table 11 RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1982, BY AREAS AND TRANSPORTATION ZONES, CALGARY

Areas and Trans-portation Zones	Type of Housing Started	Number of Sites by Land Use Designation Categories							Net Acreage of Sites by Land Use Designation Categories							Totals
		R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	
NORTHWEST AREA																
286	Residential Apartment		3							.28						.28
287	Residential Apartment		7							.51						.51
288	Residential Apartment		1							.09						.09
289	Residential Apartment	2	9						.24	.70						.94
290	Residential Apartment		2							.28						.28
293	Residential Apartment	1							.16							.16
294	Residential Apartment		2							.38						.38
296	Residential Apartment	13							1.61							1.61
297	Residential Apartment		2							.12						.12
298	Residential Apartment	6				1			2.31				.14			2.31 .14
299	Residential Apartment	1	8						.05	.56						.61
300	Residential Apartment		3			1 2				.28			.28 .47			.56 .47
302	Residential Apartment		3							.28						.28

* Other Includes:

RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District

RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1982, BY AREAS AND TRANSPORTATION ZONES, CALGARY

TABLE 11 CONTINUED

Areas and Transportation Zones	Type of Housing Started	Number of Sites by Land Use Designation Categories							Net Acreage of Sites by Land Use Designation Categories							Totals
		R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	
NORTHWEST AREA (continued)																
321	Residential Apartment		1							.07						.07
324	Residential Apartment		2							.15						.15
327	Residential Apartment	6							.90							.90
331	Residential Apartment	10					1		1.49				.07			1.56
333	Residential Apartment	7	30						1.13	3.70						4.83
414	Residential Apartment	134	24	1					12.75	1.89	4.13					18.77
418	Residential Apartment	86	22	1		1			11.27	2.74	1.76		4.08			19.85
419	Residential Apartment	17				1			2.69				.08			2.77
420	Residential Apartment	7				1			.88				2.45			3.33
424	Residential Apartment	7							.98							.98
Total	**Residential Apartment**	**297**	**119**	**2**		**3**			**36.46**	**12.03**	**5.89**		**6.96 .61**			**61.34 .61**
NORTH AREA																
366	Residential Apartment					1							.86			.86

* Other Includes:

RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District

RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1982, BY AREAS AND TRANSPORTATION ZONES, CALGARY

TABLE 11 CONTINUED

Areas and Transportation Zones	Type of Housing Started	Number of Sites by Land Use Designation Categories							Net Acreage of Sites by Land Use Designation Categories							Totals
		R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	
NORTH AREA (continued)																
367	Residential Apartment	3		1		7		2	.44		3.98		.94		7.50	12.86
415	Residential Apartment	98	23						10.63	1.62						12.25
416	Residential Apartment	89	11			1			10.53	.70						11.23
Total	**Residential Apartment**	**190**	**34**	**1**		**7** **1**		**2**	**21.60**	**2.32**	**3.98**		**.94** **.86**		**7.50**	**36.34** **86**
NORTHEAST AREA																
382	Residential Apartment	22	9						2.07	.59						2.66
385	Residential Apartment		3							.21						.21
387	Residential Apartment		2							.34						.34
389	Residential Apartment		2							.14						.14
395	Residential Apartment		104	161					11.03	11.75						22.78
397	Residential Apartment		32	1					3.54	.11						3.65
398	Residential Apartment		2	9					.34	.76						1.10
403	Residential Apartment		1		1				2.43		2.43					4.86

* Other includes:
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District

RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1982, BY AREAS AND TRANSPORTATION ZONES, CALGARY

TABLE 11 CONTINUED

Areas and Transportation Zones	Type of Housing Started	Number of Sites by Land Use Designation Categories							Net Acreage of Sites by Land Use Designation Categories							Totals
		R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	
NORTHEAST AREA (continued)																
409	Residential Apartment	70	15						8.60	.86						9.46
411	Residential Apartment	2	42						.21	3.14						3.35
412	Residential Apartment	177	156			1 1			18.93	11.05			4.60 4.98			34.58 4.98
417	Residential Apartment		25							3.67						3.67
437	Residential Apartment	72	76	. 1					6.72	13.33	2.97					20.05 2.97
Total	**Residential Apartment**	**481 1**	**501**	**2**		**1 1**			**51.44 2.43**	**45.95**	**5.40**		**4.60 4.98**			**101.99 12.81**
CENTRAL AREA																
004	Residential Apartment	1							.19							.19
054	Residential Apartment		1							.08						.08
088	Residential Apartment		3							.19						.19
089	Residential Apartment		1							.06						.06
094	Residential Apartment		1	1						.09	1.52					1.61
097	Residential Apartment		1							.07						.07

* Other Includes:

RM-6	High Density Multi-Dwelling District	R-MH	Residential Mobile Home District
RM-7	High Density Multi-Dwelling District	DC	Direct Control District
		UR	Urban Reserve District

RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1982, BY AREAS AND TRANSPORTATION ZONES, CALGARY

TABLE 11 CONTINUED

Areas and Transportation Zones	Type of Housing Started	Number of Sites by Land Use Designation Categories							Net Acreage of Sites by Land Use Designation Categories							Totals
		R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	
CENTRAL AREA (continued)																
144	Residential Apartment		1							.11						.11
145	Residential Apartment	1							.14							.14
146	Residential Apartment	3								.40						.40
147	Residential Apartment		2			2				.15			.87			.15 .87
154	Residential Apartment		1			2				.08						.08
156	Residential Apartment	1							.11							.11
162	Residential Apartment						3							2.43		2.43
163	Residential Apartment	2							.55							.55
219	Residential Apartment	1					1		.11					.55		.11 .55
220	Residential Apartment							1							.52	.52
221	Residential Apartment	1							.45							.45
222	Residential Apartment	2					3		.39					.50		.39 .50
223	Residential Apartment	6							1.25							1.25

* Other Includes:

RM-6	High Density Multi-Dwelling District	R-MH	Residential Mobile Home District
RM-7	High Density Multi-Dwelling District	DC	Direct Control District
		UR	Urban Reserve District

RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1982, BY AREAS AND TRANSPORTATION ZONES, CALGARY

TABLE 11 CONTINUED

Areas and Transportation Zones	Type of Housing Started	Number of Sites by Land Use Designation Categories							Net Acreage of Sites by Land Use Designation Categories							Totals
		R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	
CENTRAL AREA (continued)																
225	Residential Apartment		3				1			.18				.38		.18 .38
226	Residential Apartment		8			1	1			.56			.40	.07		.56 .47
230	Residential Apartment		2							.19						.19
232	Residential Apartment		5			1 1				.35			.12 .44			.47 .44
235	Residential Apartment		1							.14						.14
248	Residential Apartment					1	4						.14	1.49		.14 1.49
249	Residential Apartment						1							.15		.15
250	Residential Apartment	1							.15							.15
252	Residential Apartment	1							.10							.10
256	Residential Apartment		1							.06						.06
257	Residential Apartment		1			1 2				.07			.14 .70			.21 .70
258	Residential Apartment		1			1				.07			.43			.07 .43
259	Residential Apartment		1							.14						.14

* Other Includes:

RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District

RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1982, BY AREAS AND TRANSPORTATION ZONES, CALGARY

TABLE 11 CONTINUED

Areas and Transportation Zones	Type of Housing Started	Number of Sites by Land Use Designation Categories							Net Acreage of Sites by Land Use Designation Categories							Totals
		R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	
CENTRAL AREA (continued)																
272	Residential Apartment			1							.21					.21
273	Residential Apartment		2							.15						.15
274	Residential Apartment		2							.14						.14
275	Residential Apartment		1							.07						.07
277	Residential Apartment		1							.07						.07
278	Residential Apartment		2							.14					.14	.14
283	Residential Apartment					2							.24			.24
303	Residential Apartment		5							.46						.46
306	Residential Apartment			1							.08					.08
312	Residential Apartment		1							.07						.07
313	Residential Apartment		1							.07						.07
315	Residential Apartment	1							.14							.14
335	Residential Apartment						2							.55		.55

* Other Includes:

RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District

RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1982, BY AREAS AND TRANSPORTATION ZONES, CALGARY

TABLE 11 CONTINUED

Areas and Transportation Zones	Type of Housing Started	Number of Sites by Land Use Designation Categories							Net Acreage of Sites by Land Use Designation Categories							Totals
		R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	
CENTRAL AREA (continued)																
340	Residential Apartment		2			1 1				.14			.22 .43			.36 .43
342	Residential Apartment		1							.14						.14
344	Residential Apartment	1							.14							.14
346	Residential Apartment		1							.14						.14
347	Residential Apartment	1							.14							.14
349	Residential Apartment		1							.21						.21
352	Residential Apartment		2							.14						.14
353	Residential Apartment		2							.23						.23
355	Residential Apartment		1			2				.11			.38			.11 .38
357	Residential Apartment		1			1				.70			1.21			1.91
358	Residential Apartment		1							.07						.07
359	Residential Apartment		2							.28						.28
360	Residential Apartment		1							.07						.07

* Other Includes:

RM-6	High Density Multi-Dwelling District	R-MH	Residential Mobile Home District
RM-7	High Density Multi-Dwelling District	DC	Direct Control District
		UR	Urban Reserve District

RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1982, BY AREAS AND TRANSPORTATION ZONES, CALGARY

TABLE 11 CONTINUED

Areas and Transportation Zones	Type of Housing Started	Number of Sites by Land Use Designation Categories							Net Acreage of Sites by Land Use Designation Categories							Totals
		R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	
CENTRAL AREA (continued)																
365	Residential Apartment	9	1						1.11	.85						1.11 .85
370	Residential Apartment		2							.21						.21
371	Residential Apartment			1							.14					.14
372	Residential Apartment						1 1							.10 .15		.10 .15
376	Residential Apartment		4							.31						.31
Total	**Residential Apartment**	**32**	**69** **2**	**4**		**6** **11**	**1** **17**		**5.37**	**5.81** **1.55**	**1.95**		**.86** **4.86**	**.10** **6.27**	**.52**	**14.09** **13.20**
EAST AREA																
104	Residential Apartment		14							1.04						1.04
105	Residential Apartment	1							.16							.16
108	Residential Apartment	9	78						.67	7.01						7.68
118	Residential Apartment	3	4						.34	.35						.69
120	Residential Apartment		6							.42						.42
121	Residential Apartment	41	116						3.94	8.94						12.88

* Other Includes:

RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District

RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1982, BY AREAS AND TRANSPORTATION ZONES, CALGARY

TABLE 11 CONTINUED

Areas and Transportation Zones	Type of Housing Started	Number of Sites by Land Use Designation Categories							Net Acreage of Sites by Land Use Designation Categories							Totals
		R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	
EAST AREA (continued)																
444	Residential Apartment	143	22			2			14.88	1.69			7.63			24.20
Total	**Residential Apartment**	**197**	**240**			**2**			**19.99**	**19.45**			**7.63**			**47.07**
WEST AREA																
238	Residential Apartment			2							3.78					3.78
240	Residential Apartment					1							.27			.27
244	Residential Apartment	1	3			2			.08	.20			4.68			4.96
262	Residential Apartment	9	1			2			1.62	2.04			5.53			3.66 5.53
263	Residential Apartment		5		1					.54		.17				.71
264	Residential Apartment		26							2.34						2.34
265	Residential Apartment	21	26	1		1			3.21	2.15	2.05		.46			.87
269	Residential Apartment		1							.14						.14
Total	**Residential Apartment**	**31**	**62**	**1** **2**	**1**	**3** **3**			**4.91**	**7.41**	**2.05** **3.78**	**.17**	**5.14** **5.80**			**19.68** **9.58**

* Other Includes:
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District

RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1982, BY AREAS AND TRANSPORTATION ZONES, CALGARY

TABLE 11 CONTINUED

Areas and Transportation Zones	Type of Housing Started	Number of Sites by Land Use Designation Categories							Net Acreage of Sites by Land Use Designation Categories							Totals
		R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	
SOUTHWEST AREA																
179	Residential Apartment	5							.72							.72
180	Residential Apartment	2							.68							.68
181	Residential Apartment	1							.21							.21
182	Residential Apartment	15	60						1.53	5.20						6.73
197	Residential Apartment	7				1			1.32				3.51			1.32 3.51
198	Residential Apartment	18				3			2.63				8.64			2.63 8.64
199	Residential Apartment	57	4						7.35	.41						7.76
203	Residential Apartment	149	26	1		1			14.68	2.04	3.09		4.35			24.16
446	Residential Apartment	2	65						.21	6.00						6.21
Total	**Residential Apartment**	**256**	**155**	**1**		**1 4**			**29.33**	**13.65**	**3.09**		**4.35 12.15**			**50.42 12.15**
SOUTH AREA																
188	Residential Apartment						1							.42		.42
194	Residential Apartment		2							.08						.08

* Other Includes:

RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District

RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1982, BY AREAS AND TRANSPORTATION ZONES, CALGARY

TABLE 11 CONTINUED

Areas and Transportation Zones	Type of Housing Started	Number of Sites by Land Use Designation Categories							Net Acreage of Sites by Land Use Designation Categories							Totals
		R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	
SOUTH AREA (continued)																
207	Residential Apartment	4				2			.59				4.75			.59 4.75
208	Residential Apartment			1							2.42					2.42
209	Residential Apartment	129	22			1 1			17.25	1.91			5.78 2.13			24.94 2.13
445	Residential Apartment	22	91			1			2.02	7.28			4.72			14.02
Total	**Residential Apartment**	**155**	**115**	**1**		**2 3**	**1**		**19.86**	**9.27**	**2.42**		**10.50 6.88**	**.42**		**42.05 7.30**
Calgary Total	**Residential Apartment**	**1,639 1**	**1,295 2**	**10 4**	**1**	**27 23**	**1 18**	**2 1**	**188.96 2.43**	**115.89 1.55**	**19.38 9.18**	**.17**	**40.98 36.14**	**.10 6.69**	**7.50 .52**	**372.98 56.51**

* Other includes:

RM-6	High Density Multi-Dwelling District	R-MH	Residential Mobile Home District
RM-7	High Density Multi-Dwelling District	DC	Direct Control District
		UR	Urban Reserve District

5. VACANT RESIDENTIAL SITES INVENTORY, 1982, December 31

This section contains a catalogue of those registered residential properties which were designated by the Assessment Classifications as being vacant and having no building assessment as of 1982, December 31. These sites were not necessarily on the market nor is it indicated here how many of them have building permits already issued.

The figures in Table 12 show that, as of 1982, December 31, the vacant residential site inventory was at the second highest level in the last five years. Compared to the preceding year's records, the number of vacant R-1 sites decreased by 0.3 per cent. The combined area of all vacant residential sites increased by 1 net acre or 0.1 per cent.

Table 12

VACANT RESIDENTIAL SITE INVENTORY
1978-1982

	1978 Dec 31	1979 Dec 31	1980 Dec 31	1981 Dec 31	1982 Dec 31
R-1 Sites					
Number	2,756	4,922	5,772	6,180	6,162
Net Acres	426	678	753	818	801
R-2 Sites					
Number	1,311	1,574	1,365	1,489	2,248
Net Acres	198	213	153	168	216
Low Density RM-1 & RM-2 Multi-Dwelling District					
Number	76	70	32	69	73
Net Acres	54	134	28	64	53
Medium Density RM-3, RM-4 & RM-5 Multi-Dwelling District					
Number	88	56	142	136	253
Net Acres	16	12	61	57	246
Other Residential Sites					
Number	614	951	1,548	457	212
Net Acres	251	316	437	267	59
TOTAL RESIDENTIAL					
NET ACRES	945	1,353	1,432	1,374	1,375

The distribution of the vacant residential sites by major areas of the city since 1978 is shown on Table 13. The largest number of vacant R-1 and R-2 sites was found in the Southwest, having 23.3 per cent of the Calgary total.

The same area also had the largest share of the vacant site area in all types of residential districts with 324 net acres or 23.6 per cent of the total. The list of vacant residential sites by Areas and Transportation Zones is provided in Table 14.

Table 13 VACANT RESIDENTIAL SITES BY AREA, 1978-1982

Year		Northwest	North	Northeast	Central	East	West	Southwest	South	City Total
1978 Dec 31	Vacant R-1 & R-2 Sites Number	493	420	1,677	83	79	271	432	612	4,067
	Acres	84	54	208	10	22	58	95	93	624
	Total net acres of Vacant Residential Sites	146	69	274	64	41	91	133	127	945
	% of total	15.5	7.3	29.0	6.8	4.3	9.6	14.1	13.4	100
1979 Dec 31	Vacant R-1 & R-2 Sites Number	1,135	853	1,884	74	116	362	1,555	517	6,496
	Acres	162	106	236	9	16	74	209	79	891
	Total net acres of Vacant Residential Sites	217	130	301	65	27	150	323	140	1,353
	% of total	16.0	9.6	22.2	4.8	2.0	11.1	23.9	10.4	100
1980 Dec 31	Vacant R-1 & R-2 Sites Number	1,196	495	2,180	152	375	547	1,216	976	7,137
	Acres	150	61	239	20	36	96	172	132	906
	Total net acres of Vacant Residential Sites	200	96	318	79	57	175	303	204	1,432
	% of total	14.0	6.7	22.2	5.5	4.0	12.2	21.2	14.2	100
1981 Dec 31	Vacant R-1 & R-2 Sites Number	1,481	325	1,340	170	1,158	517	2,117	561	7,669
	Acres	199	45	155	24	122	86	282	73	986
	Total net acres of Vacant Residential Sites	242	88	194	68	147	146	373	116	1,374
	% of total	17.6	6.4	14.1	5.0	10.7	10.6	27.2	8.4	100
1982 Dec 31	Vacant R-1 & R-2 Sites Number	1,845	388	1,386	214	1,362	693	1,958	564	8,410
	Acres	228	51	130	25	140	105	264	73	1,016
	Total net acres of Vacant Residential Sites	322	64	141	88	153	173	324	110	1,375
	% of total	23.4	4.7	10.3	6.4	11.1	12.5	23.6	8.0	100

Table 14 VACANT RESIDENTIAL SITE INVENTORY BY AREAS AND TRANSPORTATION ZONES, CALGARY, 1982, DECEMBER 31.

Areas and Transportation Zones	Number of Vacant Residential Sites by Land Use Designation Categories							Acreage of Vacant Residential Sites (Net) by Land Use Designation Categories							Totals
	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	
NORTHWEST AREA															
286		2							.14						.14
287	1							.07							.07
289	3	3						.81	.27			1.20			2.28
290		1			2				.07						.07
293							2							1.90	1.90
294	6							2.06							2.06
295	1							.21							.21
296	130	1		1	2	1	1	15.37	2.15		2.27	7.88	2.62	3.34	33.63
298	6	2						1.32	.20						1.52
299	1	1			1			.14	.07			.15			.36
300	2	4			5			.54	.41			.86			1.81
301		4							.36						.36
302	4	2						1.26	.16						1.42
321	1							.14							.14
324		1							.08						.08
327	121							17.15							17.15
328						1							3.38		3.38
331	65	3			6			9.49	.28			.48			10.25
332	1							.09							.09
333	13	95					1	2.20	12.22					2.78	17.20
334	5	8		1			1	.77	1.15		1.47			1.50	4.89

* Other Includes:
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District

VACANT RESIDENTIAL SITE INVENTORY
BY AREAS AND TRANSPORTATION ZONES, CALGARY, 1982, DECEMBER 31.

TABLE 14 CONTINUED

Areas and Transportation Zones	Number of Vacant Residential Sites by Land Use Designation Categories							Acreage of Vacant Residential Sites (Net) by Land Use Designation Categories							Totals
	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	
414	366	11	1					36.57	1.33	5.00					42.90
418	413	30			1			55.51	4.07			4.45			64.03
419	137				1		1	22.32				3.34		9.76	35.42
420	17							2.14							2.14
424	20		3		2			5.10		10.47		5.93			21.50
448	158		2	2	1			14.17		9.20	7.46	3.75			34.58
449	65	141	1					6.28	11.08	5.02					22.38
Total	**1,536**	**309**	**7**	**4**	**21**	**2**	**6**	**193.71**	**34.04**	**29.69**	**11.20**	**28.04**	**6.00**	**19.28**	**321.96**
NORTH AREA															
366		1			1	2			.19			2.19	.30		2.68
367	1	77						1.31	13.63						14.94
415	166	16			2			19.00	1.85			.26			21.11
416	60				3			6.79				6.31			13.10
430	67		1					8.39		3.81					12.20
Total	**294**	**94**	**1**	**-**	**6**	**2**	**-**	**35.49**	**15.67**	**3.81**		**8.76**	**.30**	**-**	**64.03**
NORTHEAST AREA															
382	55	7			1			4.86	.58			.25			5.69
385		6			1				.68			.26			.94
387		2							.29						.29
389	2	19			5			.25	3.09			.99			4.33
390		2					1		.44					.72	1.16
392					1							.37			.37

* Other Includes:
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District

VACANT RESIDENTIAL SITE INVENTORY
BY AREAS AND TRANSPORTATION ZONES, CALGARY, 1982, DECEMBER 31.

TABLE 14 CONTINUED

Areas and Transportation Zones	Number of Vacant Residential Sites by Land Use Designation Categories							Acreage of Vacant Residential Sites (Net) by Land Use Designation Categories							Totals
	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	
395	65	39						8.69	3.21						11.90
396					1							3.00			3.00
397	28	1						5.87	.12						5.99
398	2	3						.33	.26						.59
408		263							18.96						18.96
409	98		49					10.79		2.56					13.35
411	64	472						4.95	34.72						39.67
412	127	17			1			13.05	1.52			2.13			16.70
417		1							.10						.10
437	112	1						11.88	6.00						17.88
Total	**553**	**833**	**49**	**-**	**10**	**-**	**1**	**60.67**	**69.97**	**2.56**	**-**	**7.00**	**-**	**.72**	**140.92**
CENTRAL AREA															
031							1							1.36	1.36
036							3							2.65	2.65
037							3							6.01	6.01
067							18							1.46	1.46
080							29							2.42	2.42
081							1							.90	.90
086		2							.21						.21
087		1							.08						.08
088		3							.29						.29
089		3							.24						.24

* Other Includes:
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District

VACANT RESIDENTIAL SITE INVENTORY
BY AREAS AND TRANSPORTATION ZONES, CALGARY, 1982, DECEMBER 31.

TABLE 14 CONTINUED

Areas and Transportation Zones	Number of Vacant Residential Sites by Land Use Designation Categories							Acreage of Vacant Residential Sites (Net) by Land Use Designation Categories							Totals
	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	
090					1							.15			.15
092		2							.38						.38
093		2							.16						.16
094		1							.09						.09
095		1							.07						.07
097		4	2						.36	3.57					3.93
135							3							.37	.37
136							8							.64	.64
137							8							.98	.98
138							36							4.32	4.32
139							3							.33	.33
140						5							.66		.66
144		2							.21						.21
146	1							.30							.30
147		9							.75						.75
156	2							.29							.29
157	1							.14							.14
158	1							.15							.15
161		1							.12						.12
162		6				6			.70				.90		1.60
163	12							3.32							3.32
210							3							.29	.29

* Other Includes:

RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District

VACANT RESIDENTIAL SITE INVENTORY
BY AREAS AND TRANSPORTATION ZONES, CALGARY, 1982, DECEMBER 31.

TABLE 14 CONTINUED

Areas and Transportation Zones	Number of Vacant Residential Sites by Land Use Designation Categories							Acreage of Vacant Residential Sites (Net) by Land Use Designation Categories							Totals
	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	
211							3							.39	.39
212							6							.59	.59
213							22							2.26	2.26
214							1							.09	.09
216							14							2.19	2.19
217							9							1.17	1.17
218						4	3						.36	.28	.64
219	1					14		.09					1.75		1.84
220							19							2.05	2.05
221	1							.07							.07
222	1					22		.24					1.83		2.07
223	3							.49							.49
224		1	1	10		6			.11	.06	1.22		1.10		2.49
225		4				2			.28				.27		.55
226		9				1			.65				.07		.72
227		1							.07						.07
228	2	1						.40	.11						.51
230	2							.26							.26
231	3	1						.97	.07						1.04
232		5							.49						.49
233					4							.53			.53
248						8							1.25		1.25

* Other Includes:
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District

VACANT RESIDENTIAL SITE INVENTORY
BY AREAS AND TRANSPORTATION ZONES, CALGARY, 1982, DECEMBER 31.

TABLE 14 CONTINUED

Areas and Transportation Zones	Number of Vacant Residential Sites by Land Use Designation Categories							Acreage of Vacant Residential Sites (Net) by Land Use Designation Categories							Totals
	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	
249						5							.50		.50
250	1							.16							.16
251		1							.16						.16
253		2							.24						.24
256		3							.24						.24
257		3			2				.22			.25			.47
258		3			11	1			.21			1.61	.16		1.98
259		2							.21						.21
260	.	1							.14						.14
272		8	1						.62	.21					.83
273	1	4						.36	.29						.65
274					6							.90			.90
276		2	1						.22	.09					.31
277		3							.20						.20
278		2							.21						.21
303		1	3						.07	.25					.32
304	5		4					1.06		.31					1.37
306			2							.18					.18
307			1							.07					.07
308		3							.28						.28
309	1							.11							.11
312		6			1				.53			.21			.74

* Other includes:
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District

VACANT RESIDENTIAL SITE INVENTORY
BY AREAS AND TRANSPORTATION ZONES, CALGARY, 1982, DECEMBER 31.

TABLE 14 CONTINUED

Areas and Transportation Zones	Number of Vacant Residential Sites by Land Use Designation Categories							Acreage of Vacant Residential Sites (Net) by Land Use Designation Categories							Totals
	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	
313		1							.07						.07
315	2							.38							.38
335		2	1			7			.14	.09			.26		.49
336		1			1				.07			.18			.25
338					4							.44			.44
339		2			7				.13			1.13			1.26
340		1			1				.07			.10			.17
341		1							.07						.07
342					1							.11			.11
343		2							.13						.13
345		5							.42						.42
347	1							.09							.09
348		2							.17						.17
349		2							.21						.21
351		2							.14						.14
352		11							.93						.93
353		4							.43						.43
355		1			1				.07			.13			.20
357		1		3					.12		.63				.75
358		1							.15						.15
359		1			1				.07			.07			.14
360		1							.07						.07

* Other Includes:

RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District

VACANT RESIDENTIAL SITE INVENTORY
BY AREAS AND TRANSPORTATION ZONES, CALGARY, 1982, DECEMBER 31.

TABLE 14 CONTINUED

Areas and Transportation Zones	Number of Vacant Residential Sites by Land Use Designation Categories							Acreage of Vacant Residential Sites (Net) by Land Use Designation Categories							Totals
	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	
363	1							.18							.18
365	20				2			2.19				5.70			7.89
370		2							.24						.24
371			1							.07					.07
372		2		7		4			.16		1.15		.31		1.62
373		1			6	1			.03			3.71	.06		3.80
376		3							.29						.29
Total	**62**	**152**	**17**	**20**	**49**	**86**	**193**	**11.25**	**13.46**	**4.90**	**3.00**	**15.22**	**9.48**	**30.75**	**88.06**
EAST AREA															
103		1							.14						.14
104	3							.44							.44
105							1							2.24	2.24
108	12	229						1.27	19.17						20.44
118	19	2						2.27	.13						2.40
120		9							1.61						1.61
121	62	164						6.04	13.78						19.82
444	832	29			3			92.16	3.47			10.65			106.28
Total	**928**	**434**	-	-	**3**	-	**1**	**102.18**	**38.38**	-	-	**10.65**	-	**2.24**	**153.37**
WEST AREA															
238			1		3					1.33		7.21			8.54
240	1							.09							.09
242	1							.10							.10

* Other Includes:

RM-6	High Density Multi-Dwelling District	R-MH	Residential Mobile Home District
RM-7	High Density Multi-Dwelling District	DC	Direct Control District
		UR	Urban Reserve District

VACANT RESIDENTIAL SITE INVENTORY
BY AREAS AND TRANSPORTATION ZONES, CALGARY, 1982, DECEMBER 31.

TABLE 14 CONTINUED

Areas and Transportation Zones	Number of Vacant Residential Sites by Land Use Designation Categories							Acreage of Vacant Residential Sites (Net) by Land Use Designation Categories							Totals
	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	
244					2							8.18			8.18
261		3							.27						.27
262	122				4			21.42				14.87			36.29
263	1	1						.24	.07						.31
265	558	4	1		12			80.21	2.00	2.07		35.01			119.29
269		2							.28						.28
Total	**683**	**10**	**2**	**-**	**21**	**-**	**-**	**102.06**	**2.62**	**3.40**	**-**	**65.27**	**-**	**-**	**173.35**
SOUTHWEST AREA															
176		3					1		.35					2.42	2.77
177							1							1.52	1.52
178	1							.42							.42
179	33			3				4.92			13.59				18.51
180	36							18.64							18.64
181	20							3.67							3.67
182	165	78		2				19.04	8.45		7.53				35.02
184	1							.11							.11
197	80				2			21.88				12.48			34.36
198	163	3			3			20.46	.19					7.53	28.18
199	383	2						58.81	.24						59.05
203	751	112	2		1			85.41	9.39	6.50		4.56			105.86
446	25	102			1			2.68	9.61			3.56			15.85
Total	**1,658**	**300**	**2**	**5**	**7**	**-**	**2**	**236.04**	**28.23**	**6.50**	**21.12**	**28.13**	**-**	**3.94**	**323.96**

* Other Includes:

RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District

VACANT RESIDENTIAL SITE INVENTORY
BY AREAS AND TRANSPORTATION ZONES, CALGARY, 1982, DECEMBER 31.

TABLE 14 CONTINUED

Areas and Transportation Zones	Number of Vacant Residential Sites by Land Use Designation Categories							Acreage of Vacant Residential Sites (Net) by Land Use Designation Categories							Totals
	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	
SOUTH AREA															
188	1							.49							.49
192	3							.68							.68
196	1							.27							.27
207	170				5		11	23.30				4.52		2.53	30.35
208	1	1	1					1.71	1.73	2.17					5.61
209	251	25			5			30.85	2.77			23.34			56.96
445	21	90			1			2.20	8.79			4.35			15.34
Total	**448**	**116**	**1**	**-**	**11**	**-**	**11**	**59.50**	**13.29**	**2.17**	**-**	**32.21**	**-**	**2.53**	**109.70**
Calgary Total	**6,162**	**2,248**	**79**	**29**	**128**	**90**	**212**	**800.90**	**215.58**	**53.03**	**35.32**	**195.28**	**15.78**	**59.46**	**1,375.35**

* Other Includes:

RM-6	High Density Multi-Dwelling District	R-MH	Residential Mobile Home District
RM-7	High Density Multi-Dwelling District	DC	Direct Control District
		UR	Urban Reserve District

6. CALGARY HOUSING STATISTICS, 1978-1982

This Section of the report provides information about housing production over the past five years as well as Calgary's 1982 housing inventory.

A. Table 15 presents statistics showing the completed number of dwelling units by type of structure between 1978 and 1982. It also shows the number of dwelling units under construction on the last days of 1981 and 1982. These figures indicate that total dwelling unit completions decreased in 1982 by 676 units or 5.3 per cent from 1981. It is to be noted that all that decrease was caused by the drop in the Single-Detached and Duplex category. A contrasting trend can be seen in the "Dwelling Units Under Construction" statistics. In this group the multi-dwelling type shows a 65.2 per cent increase, while figures in the Single-Detached & Duplex category indicate a 41.4 per cent decline.

B. Table 16 is an assembly of statistics derived from the annual Civic Census between 1978-1982. It is evident from the housing and population statistics that the provision of dwelling units increased faster in Calgary than the population.

During this five year period the city's population grew by 23.2 per cent, while the number of dwellings increased by 27.0 per cent. The average number of people per dwelling unit remained similar in the last three years after a long period of steady annual decrease.

The city-wide vacancy rate for all residential units increased to 3.62 per cent in 1982 from 3.26 in 1981. The largest change occurred in the Rowhousing category where the vacancy rate was 3.27 in 1981 while the 1982 census recorded 4.95 per cent. The same Rowhousing category shows the highest inventory growth; the 1981 stock of 21,530 dwelling units increased by 8.4 per cent to 23,340 during the one year period. More details are on Table 16.

Table 15

DWELLING UNITS COMPLETED AND UNDER CONSTRUCTION, CALGARY, 1978-1982*

Type of Structure	Number of Dwelling Units Completed					Number of Dwelling Units Under Construction	
	1978	1979	1980	1981	1982	Dec 31, 1981	Dec 31, 1982
Single-Detached & Duplex	6,026	6,552	6,778	8,407	4,923	3,005	1,720
Row, Apartment & Other	7,682	6,858	5,289	4,305	7,113	7,368	5,433
Total	**13,708**	**13,410**	**12,067**	**12,712**	**12,036**	**10,373**	**7,153**

Source: Canada Mortgage and Housing Corporation: Canadian Housing Statistics

Table 16 HOUSING STATISTICS, CALGARY, 1978-1982*

TYPE OF STRUCTURE		'78 April	'79 April	'80 April	'81 April	'82 April
Single Family	No. of Occupied Dwell Units	96,067	99,250	103,162	107,956	113,449
	No. of Vacant Dwell Units	2,065	2,261	2,163	2,308	2,497
	No. of Total Dwell Units	98,132	101,511	105,325	110,264	115,946
	Vacancy Rate	2.10	2.23	2.05	2.09	2.15
	Average No. of People/D.U.	3.39	3.34	3.28	3.26	3.24
Duplex	No. of Occupied Dwell Units	11,456	13,122	15,074	16,419	17,177
	No. of Vacant Dwell Units	687	1,058	598	574	530
	No. of Total Dwell Units	22,143	14,180	15,672	16,993	17,707
	Vacancy Rate	5.66	7.46	3.82	3.38	2.99
	Average No. of People/D.U.	3.12	3.10	3.09	3.08	3.09
Apartment	No. of Occupied Dwell Units	36,784	40,279	44,279	46,985	48,729
	No. of Vacant Dwell Units	1,204	1,840	1,837	1,827	2,655
	No. of Total Dwell Units	37,988	42,119	46,116	48,812	51,384
	Vacancy Rate	3.17	4.37	3.98	3.74	5.17
	Average No. of People/D.U.	1.67	1.64	1.64	1.68	1.71
Rowhousing	No. of Occupied Dwell Units	12,349	15,909	18,907	20,825	22,184
	No. of Vacant Dwell Units	1,329	2,153	817	705	1,156
	No. of Total Dwell Units	13,678	18,062	19,724	21,530	23,340
	Vacancy Rate	9.72	11.92	4.14	3.27	4.95
	Average No. of People/D.U.	3.01	2.90	2.88	2.85	2.86
Other (Converted structures, mobile homes, other)	No. of Occupied Dwell Units	19,397	19,530	20,422	21,238	22,744
	No. of Vacant Dwell Units	1,950	2,031	1,786	1,768	1,588
	No. of Total Dwell Units	21,347	21,561	22,208	23,006	24,332
	Vacancy Rate	9.13	9.42	8.04	7.68	6.52
	Average No. of People/D.U.	2.35	2.39	2.29	2.40	2.43
Total	**No. of Occupied Dwell Units**	**176,053**	**188,090**	**201,844**	**213,423**	**224,283**
	No. of Vacant Dwell Units	**7,235**	**9,343**	**7,201**	**7,182**	**8,426**
	No. of Total Dwell Units	**183,288**	**197,433**	**209,045**	**220,605**	**232,709**
	Vacancy Rate	**3.95**	**4.73**	**3.44**	**3.26**	**3.62**
	Average No. of People/D.U.	**2.87**	**2.82**	**2.78**	**2.77**	**2.78**

* Source: CITY OF CALGARY Annual Census